

POD VOLUME 3:  
ATTACHMENT D.5:  
HARRIS TERRACE  
CONSERVATION  
MANAGEMENT PLAN

PREPARED BY: URBIS PTY LTD



DESTINATION  
BRISBANE  
CONSORTIUM

QUEEN'S  
WHARF  
BRISBANE

Any items struck out  
are not approved.

AMENDED IN RED

By: K McGill

Date: 20 December 2017



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

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# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by Destination Brisbane Consortium (DBC) to prepare a Conservation Management Plan (CMP) for Harris Terrace, located at 68 George Street, Brisbane.

Harris Terrace is recognised as a State Heritage Place and is entered in the Queensland Heritage Register (QHR) (Queensland Heritage Register Number 600121).

The place is sited within the Queen's Wharf Brisbane (QWB) Priority Development Area (PDA) (**Figure 1**). The QWB PDA comprises land bounded by the Brisbane River to the south, west and north-west; Queen Street to the north; George Street to the east and north-east; and Alice Street and the Riverside Expressway to the south-east. The area of the QWB PDA is approximately 26.8ha (13.5ha over land; 13.3ha over the river, excluding the bridge and landing area).

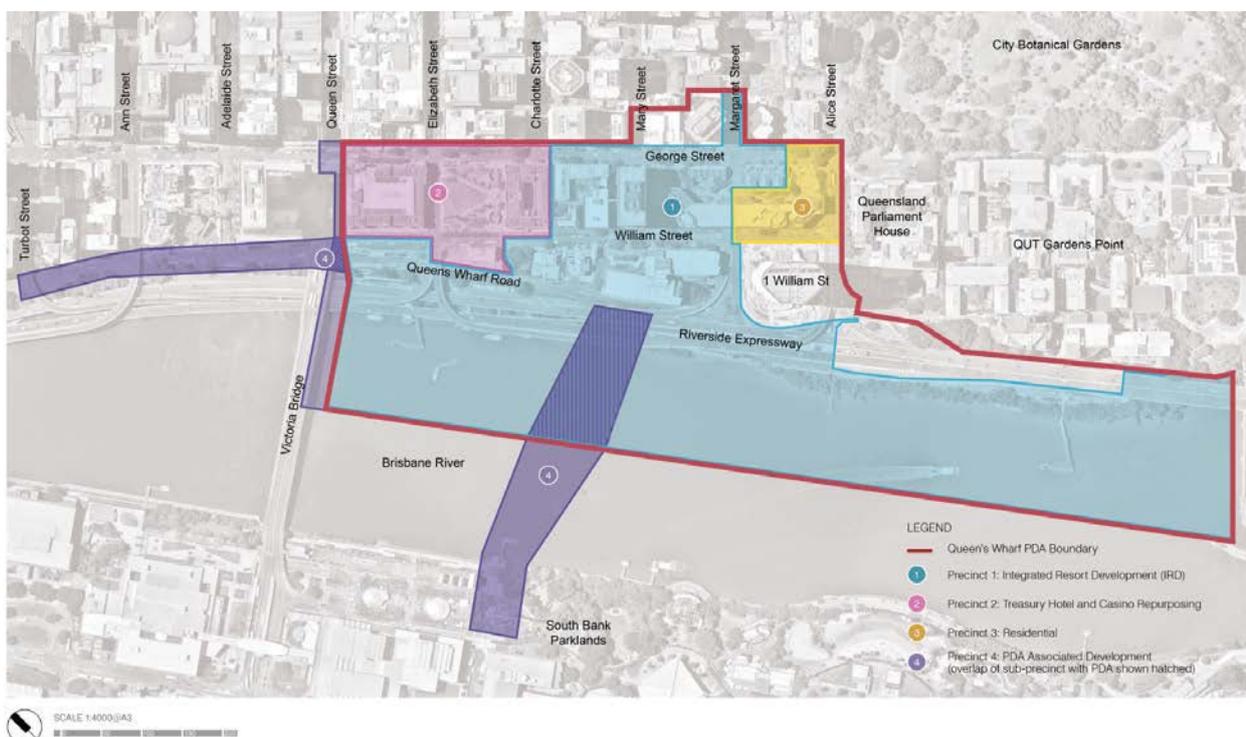


Figure 1 – Queens Wharf Brisbane PDA Precinct Plan

Source: Urbis 2017

The QWB PDA was declared by Economic Development Queensland (EDQ) on 28 November 2014, to facilitate the planning and delivery of the QWB Integrated Resort Development (IRD) and establish the necessary policy environment to support the intended development outcome for the site.

## 1.2. QUEEN'S WHARF BRISBANE

QWB is recognised as the birthplace of Brisbane, with European settlement taking place in this location almost 200 years ago. Much evidence of that history still survives in the precinct, in the streets, the various buildings and places, in the archaeological record, and the collective memory of generations of Queenslanders.

The cultural heritage significance of the QWB PDA is a result of the major government presence in the area, which was first established at this location in the mid-1820s when the Moreton Bay penal settlement was formed on the north bank of the Brisbane River. The PDA contains a range of fine government and private buildings from the early nineteenth century, the mid to late nineteenth century and the early twentieth

century, and more modern buildings that demonstrate the evolution of the various generations of the government presence at this location in the centre of Brisbane.

The QWB PDA contains 13 Heritage Places and items that are entered in the QHR under the *Queensland Heritage Act 1992* (QHA). These places are well known and appreciated, with a high level of community and public support for their retention and continued use. They are as follows:

- Early Streets of Brisbane (Place ID 645611);
- The former Treasury Building (Place ID 600143);
- The former Land Administration Building (Place ID 600123), including the First World War Honour Board (Place ID 600117);
- The former State Library (Place ID 600177);
- ~~Queen's~~ **Queens** Gardens (Place ID 600112);
- The William Street and Queens Wharf Road retaining walls (Place ID 600135);
- The Commissariat Store, including the adjacent Miller Park (Place ID 600176);
- The former Victoria Bridge abutment (northern) (Place ID 600303);
- The former Government Printing Office (Place ID 600114);
- The former Department of Primary Industries (DPI) Building (National Trust House) (Place ID 601093);
- Harris Terrace (Place ID 600121); and
- The Mansions (Place ID 600119).

### 1.3. PURPOSE

This CMP has been prepared to comply with the QWB PDA Development Scheme, which requires CMPs to be prepared to provide guidance for the development and ensure the ongoing care and maintenance of heritage buildings.

The purpose of this CMP is to provide an understanding of the history and cultural significance of the place and provide guidance for the future conservation of the building and site. The CMP provides a careful analysis of why Harris Terrace is significant, policies on how to retain its significance, and conservation strategies to ensure its long-term viability.

Future development of the Harris Terrace site should be generally in accordance with this CMP.

### 1.4. SITE LOCATION

Harris Terrace is located at 68 George Street, Brisbane, on the corner with Margaret Street (**Figure 2**).

The site is described as Lot 2 on B32444.

### 1.5. METHODOLOGY

This CMP has been prepared in accordance with:

- Guideline: Conservation Management Plans (DEHP 2015);
- Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013 (Australia ICOMOS 2013) (the Burra Charter); and
- The Conservation Plan (Kerr 2000).

Conservation policies have been summarised at the end of **Section 6** to assist with future assessment.

Existing literature about the place encompassing previous heritage studies, including the 2002 Allom Lovell Conservation Management Plan, as well as the Department of Environment and Heritage Protection (DEHP)

entry in the heritage register for the site have been reviewed. The information in these documents has been utilised and incorporated into this report where appropriate.

Consultation has occurred with DBC and its consultants, and with the Queensland Heritage Council (QHC), DEHP and the National Trust of Australia (Queensland) (NTAQ) during the preparation of this report.

The site of Harris Terrace has been inspected both externally and internally. Previous and current plans of the building have been examined in order to understand the changes that have taken place to the fabric.

## **1.6. LIMITATIONS**

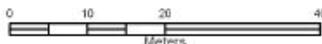
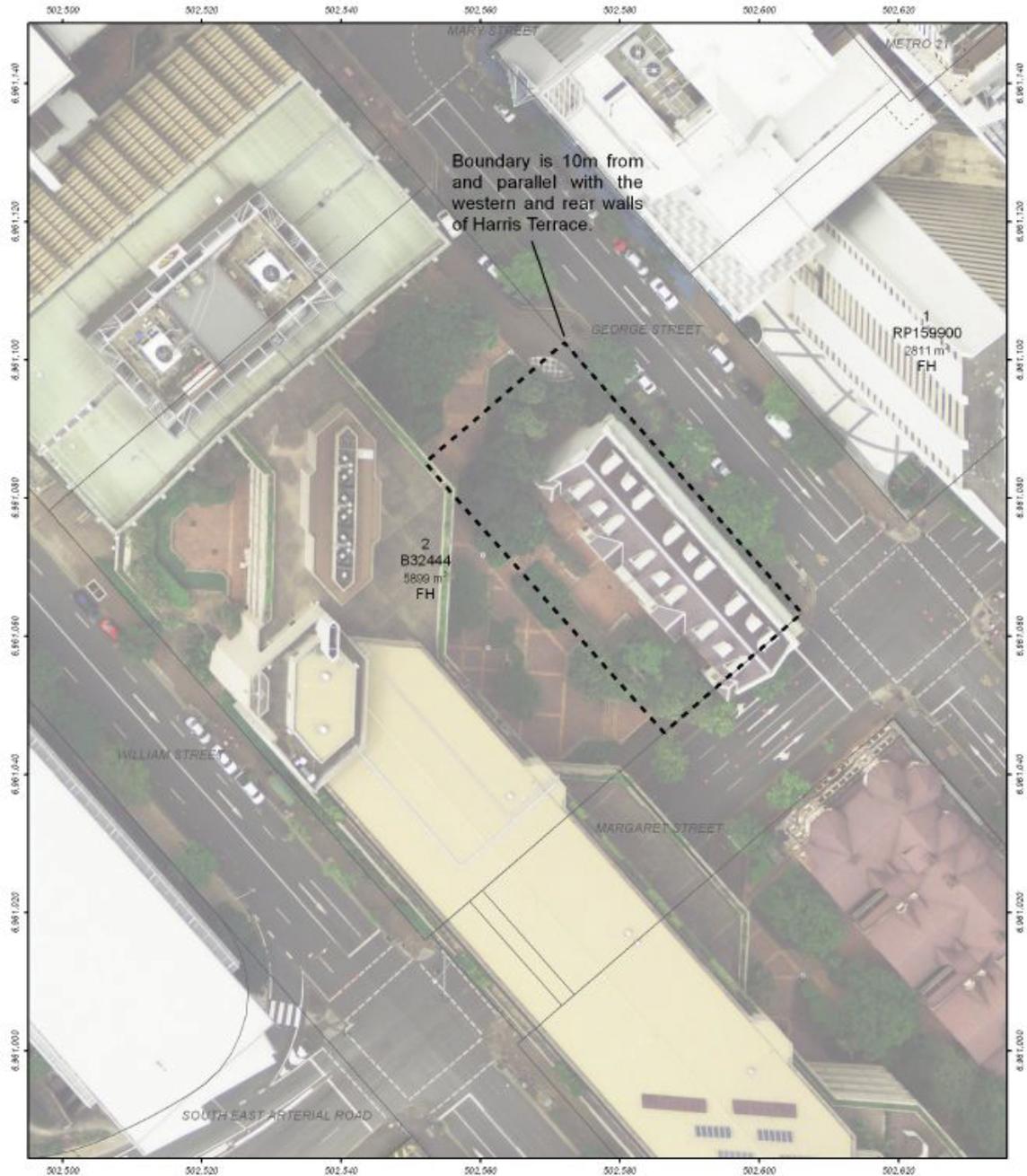
Little additional primary research has been undertaken as part of this study.

While most areas of the building were inspected, roof spaces generally were not available for inspection. Similarly, the sub-floor area was not able to be comprehensively inspected.

No disturbance of fabric or investigation was undertaken to understand building materials, paint finishes, etc.

# Harris Terrace

600121



1:750 **Map 2**

Map Projection: Transverse Mercator (MGA) zone 56  
Horizontal datum: Geodesic Datum of Australia 1984 (GDA84)

Map Production:  
Heritage, Department of Environment and Heritage Protection  
7 December 2012

Accuracy Statement:  
Due to varying sources, accuracy or currency of data layers used in this map, the spatial locations of features may not coincide when overlaid.

Disclaimer:  
This map has been produced for the purposes of information and discussion. While the map has been prepared with care, neither the Queensland Government nor the Department of Environment and Heritage Protection or its officers or its staff, accept any liability for any decisions or actions taken by individuals or organisations on the basis of this map.



**Legend**

Heritage register boundary

Parcel

Easement

**QLD\_Flood\_Brisbane\_2011\_15cm**

**RGB**

Band\_1

Band\_2

Band\_3



© The State of Queensland, 2012

Figure 2 – Heritage Curtilage of Harris Terrace

Source: DEHP QHR Entry 600121

## 2. HISTORICAL CONTEXT

### 2.1. HARRIS TERRACE

Harris Terrace is one of the few privately constructed heritage buildings within Queen's Wharf Brisbane.

The building has undergone major alterations and changes in use since its original construction almost 150 years ago.

This section examines the documentary evidence of the building to gain an understanding of its history and cultural heritage significance. Much of this material has been taken from the Allom Lovell Conservation Plan from 2002 and the DEHP heritage register entry for the site.

#### 2.1.1. Early George Street

When the penal colony of Moreton Bay was closed in 1842 the area of the former settlement was thrown open to free European settlement. As the penal settlement of Moreton Bay had developed, a line of buildings had been constructed along the high ridge roughly parallel to the Brisbane River. The largest building in the penal colony was the prisoners' barracks, constructed at right angles to other extant buildings along this alignment, and the river. In the 1840s, when Brisbane was first surveyed, these perpendicular axes were used to generate the street layout of the town. The prisoners' barracks delineated Queen Street, while the line of administrative buildings alongside the riverbank was used to define William Street. Other streets were surveyed parallel to these streets to form a rectangular grid.

George Street, one block back from William Street away from the river, was also formed at this time. The location of Harris Terrace, on the corner of George and Margaret Streets, was surveyed as allotment 1 of section 9. It was sold in September 1842 at a public auction held in Sydney to a John Betts. This was among the first land sold in the town of Brisbane.

#### 2.1.2. George Harris

Born in London, George Harris arrived in Australia as a young child with his family. He was educated in Sydney and worked both there and in Victoria before arriving in Brisbane in the late 1840s to join his elder brother John Harris, who was already involved in business in Brisbane. Harris became a prominent figure in Queensland business and politics in the mid to late nineteenth century. With the separation of Queensland from New South Wales in 1859 and the creation of the first Queensland Parliament, Harris was appointed to the Legislative Council, the upper house of the Parliament, by Queensland's first Governor Sir George Bowen.

The 1850s in Brisbane was an opportune time for businessmen in the colony. The nascent colonial economy was based on importing goods for the increasing population of the town and the wider region, exporting primary products, and land speculation. Harris was involved in all three pursuits. In 1853 he entered into partnership with his brother John as John and George Harris, general merchants and shipping agents. The firm imported goods into Brisbane and exported wool and tallow. George managed the business in Brisbane while John Harris established an office in London to control affairs at that end.

The firm began with a small store on the south side of the river and in 1854 built a store in Short Street, North Brisbane. Harris' Wharf was established soon after near this store. In 1864 a second store was constructed for the firm in Ipswich, to a design by the architect James Cowlshaw, who had designed additions to their Brisbane warehouse in 1862-3.

From around 1863, Harris and his family lived at Newstead House in Newstead, one of Brisbane's earliest and most prominent houses and the former residence of Patrick Leslie and Captain John Wickham. Initially Harris leased the property, but then acquired it in 1867, paying the sum of £4,000. He continued to live well at Newstead and held numerous dinners, balls and boating trips, the house reputedly becoming the centre of social life in Brisbane at the time. Harris commissioned the construction of Harris Terrace in the mid-1860s. Although a residential property in the centre of town, Harris Terrace was not built for Harris himself but as a speculative investment.

### 2.1.3. Speculative Development & the Terrace House in Late Nineteenth Century Brisbane

Terrace houses were an urban residential building type that came to Australia from England in the early nineteenth century. Essentially narrow fronted adjoining houses, terraces were built as dwellings for people across the classes, as was reflected in their respective forms, scales, materials and settings. While fairly common in mid-to-late 19th century suburbs of Sydney and Melbourne, terraces were always fewer in number in Brisbane. Those that were constructed were largely in the centre of Brisbane, or in nearby residential areas like Spring Hill and Petrie Terrace.

The *Undue Subdivision of Land Prevention Act 1885*, introduced to avoid 'slum' conditions in areas of medium-density dwellings, effectively limited the construction of terraces in Queensland. The limit of a minimum size of 16 perches (0.04 hectares) for allotment subdivisions firmly established the detached house as the standard dwelling. While some terrace houses were built by property speculators as rentals in Brisbane after 1885, dwellings could not be sold individually. Other than Harris Terrace, only two other terrace houses constructed in the 1860s, Athol Place, Spring Hill, and Princess Row, Petrie Terrace, survive in Brisbane.

After James Cowlshaw had designed a new warehouse for the Harris firm in Ipswich in 1864 he was engaged the following year to undertake repairs and extensions to Newstead House. In 1865 Harris also commissioned Cowlshaw to design Harris Terrace, on land Harris owned at the corner of George and Margaret Streets in the city (Figure 3). Cowlshaw previously had designed a similar terrace on the opposite corner of George and Margaret Streets, Hodgson's Terrace, for another Queensland politician, Arthur Hodgson.

### 2.1.4. Construction of Harris Terrace

Cowlshaw first advertised for whole or separate tenders for the construction of Harris Terrace, described as 'six first class houses', in July 1865. He readvertised in February 1866, again requesting the erection of the six houses 'at the risk of the former contractor'. When the building was completed, a Mr Clarke was identified as the contractor, with the cost of construction £8,000.

Construction of Harris Terrace began in 1865. In July of that year Cowlshaw placed a tender notice in the *Brisbane Courier* requesting whole or separate tenders for the construction of six first class houses in George Street, with plans and specifications available at Cowlshaw's office. Tenders closed in August and construction commenced soon after.



Figure 3 – Original Photo of Harris Terrace, Corner of George and Margaret Street c. Late 1860s

Source: SLQ ID# 241806

The presence of Government House and Parliament House, the symbols of the Government and the Executive of the Colony of Queensland, dominated this lower end of George Street towards the Botanic Gardens. Government House, located in the Government Domain at the bend in the Brisbane River had been completed in 1862, while Parliament House, at the corner of George and Alice Streets and only one block away from Harris Terrace, was still being finished in 1867 when Harris Terrace opened.

The building was advertised in December 1866 as ready for occupation from 1 January 1867:

*TO LET, HARRIS TERRACE, George Street. These first class residences will be ready for occupation on the 15<sup>th</sup> January 1867. Being replete with every comfort and convenience, they are recommended to the attention of parties requiring a superior dwelling. Each house contains drawing and dining rooms (with folding doors) and six (sic) bedrooms, together with bathrooms fitted with plunge and shower baths. The kitchens are furnished with the latest improvements, servant's room being attached. Gas and water fittings laid on to each building. For particulars, as to rent, &c, apply to...*

Shortly after, the building was described as,

*substantially built, possessing an imposing exterior presence, and the interior arrangements contain all the requisites of a well-finished dwelling house of the mother-country, combined with the protection required by a warm climate.*

Constructed of masonry, the building contained two storeys with an attic level within the roof space. The ground floor comprised the drawing and dining rooms, while bedrooms were found on the first floor and within the attic space. The outbuildings were also of two storeys and contained the kitchen, bathroom and maid's room. Originally the roof of the building was slate, punctuated by dormer windows into each dwelling and a series of brick chimneys. A balustraded parapet ran the length of the building partly obscuring this roof. The name of the building and its date of completion - "HARRIS TERRACE 1866" were inscribed into the central section of the parapet. The upper balcony had cast iron balustrading with full length venetian blinds to most of the units.

### **2.1.5. Terrace Occupancy**

The influence of the institution of Parliament on the built environment of the surrounding area was strong. Harris Terrace was one of a series of buildings in the vicinity that were commissioned either by or for politicians. In the mid-1880s the Queensland Club building was constructed on the corner of George and Alice Streets. Many politicians were members of the club and the club building provided accommodation, services and facilities for members when visiting from out of town. The Bellevue Hotel opposite the Queensland Club was constructed soon after. While a typical hotel, it also provided accommodation for visiting politicians. In 1890 The Mansions, a terrace of six houses, was built on the corner of George and Margaret Streets, adjacent to the Bellevue Hotel and opposite both Harris Terrace and Hodgson's Terrace. A definite precinct emerged around lower George Street to serve the Parliament and its members.

Once finished the six houses within Harris Terrace were rented as residential accommodation. With the proximity to Parliament House, politicians were prominent among the early residents, as were doctors, surgeons and high ranking public servants. The squatter (civil servant) John Douglas, member for Maryborough and the Premier of Queensland between 1877 and 1879, lived at Harris Terrace in the late 1870s. A growing trend from the mid-1880s saw some of the units within the terrace run as individual boarding houses, usually operated by women. The tenants of these boarding houses tended to be lower ranking public servants or other middle class, "white-collar" men. By mid-1868 Harris Terrace was promoted as having "already acquired the reputation of being the best private residences in the city". The houses were individually numbered and some were given their own name.

### **2.1.6. Changes of Ownership**

In 1873 Harris Terrace had been placed in Harris's wife's name, Jane Harris. The following year further bills of mortgage were taken out on the property to James Taylor to the value of £10,000. With Harris's insolvency in 1876 Harris Terrace was transferred in 1877 to James Taylor, a wealthy Darling Downs landowner and the Member of Parliament for the seat of Western Downs.

In 1887 the political connection with Harris Terrace continued when two members of the Queensland Parliament, Boyd Morehead and William Pattison, bought the property. Both Pattison and Morehead lived at Harris Terrace during this period. For about 18 months between 1888 and 1890 Morehead was Premier of Queensland, while Pattison was a Central Queensland grazier and one of the founding partners of the Mount Morgan Gold Mining Company. Recognising the opportunities this part of Brisbane provided, in 1888

Morehead and Pattison, together with another politician John Stevenson, commissioned the construction of The Mansions opposite Harris Terrace across Margaret Street. The Mansions, another terrace of six houses, was also a fashionable address for Queensland politicians, doctors, and public servants over time.

The use of the houses in Harris Terrace for accommodation continued into the first decades of the twentieth century. From the mid-1880s some of the individual houses became boarding houses, or as they were often called, residential chambers.

A book of Queensland history published in 1888 gave, inter alia, a small commentary on Brisbane's streets and the buildings they contained, in the manner of a pedestrian walking the streets of the city and observing the various buildings. Down George Street from Queen Street were, in 1888, the St John's Pro-Cathedral and the Government Printing Office, while towards the corner of Alice Street one found the Queensland Club and the Bellevue and Shakespeare (later Cecil) Hotels. The writer further observed:

*...Besides these buildings of public interest, George Street, on the right side of Queen Street, seems to be pretty much occupied by boarding houses and private residences.*

The Queensland National Bank acquired Harris Terrace in 1898 after Morehead and Pattison got into financial difficulties. Bank records indicate that a property report carried out by the architect Claude Chambers found the building in a very poor condition. It would appear that repairs to the building costing £350 were undertaken in mid-1898. There is no evidence of what these repairs were.

In 1922 Frank, Jessie and Ethel Lingley bought Harris Terrace. During this period of ownership a number of changes were made to the building. Its name was changed to Harris Court - the name was changed on the parapet, with "1922" replacing "1866".

Land values in the city centre had no doubt risen making the houses too expensive as single tenancies. From the late 1920s a series of individual titles were created, corresponding to each of the six units of the terrace. The units were then sold separately. By this time the *Undue Subdivision of Land Prevention Act 1885*, which had previously prevented subdivisions like these, had been repealed. Each house was given individual names to distinguish between them. It is likely too that the development of The University of Queensland in the former Government House and the construction of the Central Technical College in the former Government Domain changed the character of this part of George Street permanently. Thereafter students wandered down the street to their classes and this part of George Street was no longer a quiet residential area.

The Lingleys retained the corner unit and converted it into a cafe with an extension built to the line of the footpath, established no doubt to serve the student population of George Street. Another unit was bought by the Royal Queensland Art Society in 1930. Photographs of the building around this time indicate that the balcony was partly enclosed (see **Figure 4**). Documentary evidence also suggests that unit no. 5 (fifth from the Margaret Street corner) was altered in the 1940s with the construction of a two-storey extension to the street alignment and awning over the footpath.

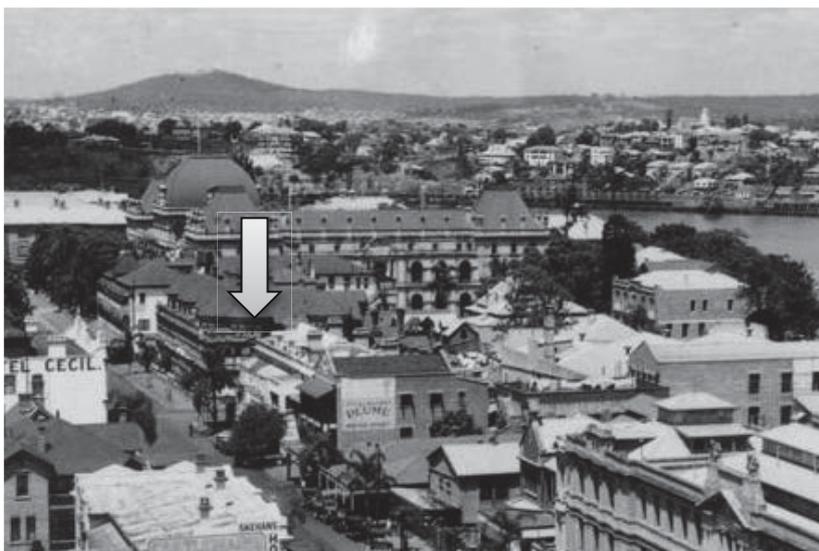


Figure 4 – Harris Terrace with Enclosed Verandas c. 1935

Source: SLQ ID 201641

### 2.1.7. Acquisition by the Government

Harris Terrace remained in private ownership accommodating a variety of tenants until the late 1940s, when it was bought by the Queensland Government.

With the general expansion in government activity in the post-war period in Queensland, many government departments found themselves short of accommodation. Public servants were at this time concentrated in the Treasury and Executive Buildings in George Street and the government offices in Anzac Square. In planning to meet future needs for public office accommodation in the central city area, the government adopted a policy of large scale land acquisition across the town.

Properties were bought in Charlotte, Mary and Margaret Streets, and, importantly, along George and William Streets between the Government Printing Office and Parliament House. Harris Terrace and the neighbouring building across Margaret Street, The Mansions, were bought by the government at this time. new accommodation was of varying quality with staff spread across a number of different locations the city.

Harris Terrace was brought with existing leases and it was not until the mid-1950s that the last tenants were removed. However, during this period a number of small repairs and alterations were carried out. The slate roof of Harris Terrace was still in place in the early 1950s but was replaced with corrugated iron sheeting by about the middle of that decade.

In 1958 plans were prepared for the adaptation of the building for government offices. This work was designed by architect John Hitch in association with architects of the Department of Public Works. The service wings and outbuildings that had survived since the original construction of the terrace were considered to be in a very poor condition and were demolished. In their place to the rear of Harris Terrace a new steel framed wing was built, a two-storey building with a saw tooth profile roof and open plan office space. Linkages were provided between the old and new buildings. It would appear that this building was only a temporary measure, alleviating the immediate shortage of government office space, before more permanent facilities could be planned.

Major alterations occurred to the original building in 1960-61 including the following:

- Removal of the upper balconies and ground floor verandahs;
- Construction of an enclosure at the street alignment to 'link' the building together;
- Removal of the front doors to four of the houses with the spaces converted to windows, leaving entrances to the building at each end;
- Removal of many of the original timber framed windows and replacement with louvres or steel framed windows;
- Removal of the barrel vaulted dormer windows and replacement with gabled dormers;
- Retention of the brick chimneys and fireplaces, but openings bricked in;
- Removal of the French doors at the first floor and replacement with steel framed windows and brick infill;
- Removal of three of the six staircases and toilets with service areas created in their place; and
- Whole walls and sections of party walls removed for full length corridors on both floor levels.

By modern heritage standards the level of intervention into the building was extreme, and resulted in the removal of a great deal of original or early fabric. With the completion of this work to the old building and the construction of the new building behind, tenants in Harris Terrace included Childrens' Services, the Cane Prices Board, the Irrigation and Water Supply Commission, and other miscellaneous government offices.

### 2.1.8. The Refurbishment

Meanwhile, a number of schemes were developed for the wider George Street area for the development of a distinct government precinct of buildings. A scheme in the mid-1960s for the development of a 'Government Precinct', with the construction of three 15 storey office buildings in a plaza setting, involved the demolition of all existing buildings from the Land Administration Building to Parliament House. While construction commenced on the first of these buildings (the present Executive Building), by the early 1970s this scheme was seen as no longer appropriate. Other schemes were promulgated involving the retention of some of the existing building stock, and the construction of lower rise buildings over greater areas of the overall site.

A 1974 'George Street Master Plan' involved lower rise buildings spread out over greater areas, some retention of existing buildings, and the proposed demolition of the Bellevue Hotel (opposite Parliament House) and adjacent The Mansions. A major influence in ultimately shaping the layout of the area during the 1970s was the growing community support for the retention of older buildings, especially the Bellevue Hotel and The Mansions. Spearheaded by the National Trust, the government-related associations and links between buildings, their architectural qualities, and aesthetic contributions to the area were highlighted in submissions to the government and in the public sphere.

By the 1980s the scheme for the area between George and William Streets was finalised. The loss of the Bellevue Hotel in 1979 as part of the wider scheme had awakened public interest in conservation and the final scheme involved the retention of both Harris Terrace and The Mansions, with the construction of a new office building on the cleared site behind (State Works Centre, 80 George Street). The 1983 annual report of the Department of Works observed how the new building:

*...wraps around The Mansions and Harris Court (Terrace), thereby providing considerable visual interest and variety of open spaces around and between the old buildings.*

As part of the redevelopment of the proposed Government Precinct, renovations and major reconstructions were undertaken at Harris Terrace involving architects from the Department of Public Works in association with Conrad and Gargett Architects (**Figure 5**). The work was extensive and involved the removal of much of the 1960s work, but also some earlier building fabric including lath and plaster ceilings and original joinery.



Figure 5 – Harris Terrace in 1983 Prior to the Construction of 80 George Street

Source: RNE ID RT21655

Work included:

- Reconstruction of the ground floor verandah and upper floor balcony;
- New iron columns and balustrade on the balcony using a pattern found at Glengallan homestead on the Darling Downs thought to be similar to the original;
- Relocation of the ionic columns used for the front porch in the 1960s to the rear of the building and a new awning constructed over;
- Reinstatement of six entry doors to match the original configuration, with the door in the middle of the building becoming the main entrance;
- Removal of the corrugated iron roof and replacement with a new slate roof to match the original;

- Removal of the gabled dormers and reinstatement of vaulted dormers (dormers to the rear of the building were originally smaller than those to the front; however the 1980s refurbishment made both the same size);
- Installation of French doors to balcony;
- Installation of new doors, windows, architraves and skirtings of earlier forms and profiles;
- New moulded ceilings on the ground and first floors; and
- Installation of air conditioning with ducting running throughout the building.

It was at this time the building reverted to its original name of 'Harris Terrace'.

### 2.1.9. Recent History

Presently Harris Terrace appears largely in the form of the government refurbishment carried out in the mid-1980s. No other major work has been undertaken to the building since that time.

Despite the major changes, the early internal form of the building can be understood from the surviving evidence. Although most of the original spaces have been altered, the former dining and drawing rooms can be distinguished on the ground floor, while the first floor arrangement of bedrooms is perhaps less clear. The attic floor has been altered with the removal of most fabric including the original dividing walls, and the construction of new partition walls.

The surviving staircases in the building from ground to attic floors are constructed of timber and appear to have been reconstructed, with new timber used for treads and risers. Existing newel posts, hand rails and balustrade may be original, or new elements based on the original profile. The staircases at each end of the building have been converted to fire stairs with fire rated doors.

In 1999 a safety wire was installed along the ridge of the roof supported by steel stanchions that allowed safe access to the roof surface. New slates have been installed where the steel stanchions pass through the roof.

A roof condition report was prepared by Project Services in 2001. The slate roof constructed in the mid-1980s had failed in places by cracking and spilling. The slate used at that time was noted as being of poor quality. Some slates had slipped out of place and fallen into the gutters or onto the ground.

Since this time only minor alterations have occurred.

In 2016 Harris Terrace provides office space for a number of community organisations, but is relatively underutilised.

## 2.2. CHRONOLOGICAL OVERVIEW

**Table 1** provides a chronological overview for the Harris Terrace site.

Table 1 – Chronological Overview

Date	Event
1865	Harris Terrace designed by James Cowlshaw.
1866-7	Building completed as six terrace houses.
1860s-1870s	Houses tenanted to politicians, public servants and others.
1887	Harris Terrace acquired by two members of the Queensland Parliament, Boyd Morehead and William Pattison.
1920s	Houses used as boarding houses, cafes and other uses. New owners in 1922.
Late 1940s	Acquired by Queensland Government.

Date	Event
1958	Adaptation to building externally and internally.
Mid-1980s	Refurbishment by Queensland Government as part of Government Precinct proposal.

## 2.3. HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Queensland thematic framework (Blake 1996) includes 10 principal themes and 64 sub-themes in Queensland's history. These themes correlate with national and local historical themes.

Historical themes at each level that are relevant to Harris Terrace are provided in **Table 2**.

Table 2 – Historical themes

QLD Theme	Sub-Theme	Example of Place
3. Developing secondary and tertiary industries	3.11 Lodging people	<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Boarding house/guest house</li> </ul>
4. Working	4.3 Working in offices	<ul style="list-style-type: none"> <li>• Offices</li> </ul>
6. Building settlements, towns, cities and dwellings	6.4 Dwellings	<ul style="list-style-type: none"> <li>• House</li> <li>• Flats</li> <li>• Townhouse</li> <li>• Villa</li> <li>• Multi-storey unit</li> </ul>

## 3. PHYSICAL CONTEXT

### 3.1. VIEWS, LANDSCAPE AND SETTING

Harris Terrace is located on the south-western corner of George and Margaret Streets, on a large parcel of land, with the State Works Centre Building of 80 George Street located behind.

It is a two-storey building with an attic floor contained within the roof space. The building is constructed of rendered and painted masonry.

Given its CBD location, the building is located in a highly urbanised environment. The building is constructed to the street frontage with a small vegetated strip to the building frontage. Hard landscaping of a modern construction and appearance is apparent towards the rear of the building.

The building is prominently located at the frontages of both George and Margaret Streets (see **Figure 6**). The front elevation faces George Street while the south-eastern side elevation faces Margaret Street. Views to the place are shown in **Figure 7**.

*Add streetscape views along George Street between Mansions, Harris Tce & Printeries*



Figure 6 – View from Corner of Margaret and George Streets

Source: Google Street View 2016



Figure 7 – Views to Harris Terrace

Source: Google Earth 2016

The front and south eastern side elevations of the building are highly visible from these street frontages and represent the main views of the building as part of the public realm.

With the redevelopment of the wider site in the 1980s and the construction of the State Works Centre, the rear elevation of the building is also visible and an element in the public realm. It is acknowledged that this elevation has been modified considerably since the original construction of the building in the 1860s, however the rear elevation is also a component of the public realm and wider setting of the building.

The building's scale and form contributes to the streetscape of early buildings along George Street, including the former Government Printing Office, The Mansions, and the Queensland Club on the opposite side of George Street.

At the opposite corner of George and Margaret Streets is The Mansions, another nineteenth century terrace house. The built form of The Mansions complements that of Harris Terrace. Taken together the two buildings represent a distinctive nineteenth century streetscape and townscape in this part of the city, and within QWB.

At the back of the building and towards the State Works Centre the ground surface has been modified and lowered, with terraces, retaining walls and stairs constructed. The State Works Centre is located more than 20 metres away from the rear elevation of Harris Terrace. The construction of the State Works Centre in the 1980s altered the wider setting of the building when viewed from George Street and along Margaret Street considerably.

Despite the presence of the State Works Centre behind both Harris Terrace and The Mansions, this lower George Street area is dominated by mid-to-late nineteenth and early twentieth century buildings including The Mansions, Parliament House, the Queensland Club, and the former Government Printing Office to the north-west.

## 3.2. BUILDING EXTERIOR

Harris Terrace is a two-storey rendered and painted masonry building with a transverse gabled roof covered in slate tiles (**Figure 8**).

The building was constructed as six attached terrace houses, and maintains that appearance to the street frontage. Each house features a timber front door and two multi-pane sash timber windows to the ground floor, and three timber French doors to the first floor. The verandah is separated into six sections reflecting the original six houses. Rendered and painted masonry dividing walls at the ground and first floors separate the houses from one another and feature infilled archways. The first floor balconies have cast iron balustrading. There is no balustrading to the ground floor verandah with a single iron column apparent to each of the six houses.

The building is at grade to George Street at its north-western end, and is slightly elevated above Margaret Street as the site levels slope away towards Alice Street.

There is no equitable access to the main entrance to the building and a small ramp affects the transition in height. The front verandahs and entrance doors to the houses to the corner of Margaret Street sit above the street level.

The building features arched dormer windows extending through the roof space to the front and rear elevations, three rendered and painted brick chimneys, a balustraded parapet and dentilled cornice to the street frontage, and a bull nose awning sheeted in corrugated metal over the first-floor balconies. Verandah detailing to the first floor features a dentilled cornice, entablature and frieze. The parapet incorporates a central plaque with the name of the building and date of construction, which was constructed in the mid-1980s.

Many of the features to the front elevation noted above, including doors and windows were reconstructed in the 1980s. The balustraded parapet and cornice detailing may be original.

A ground floor verandah and first-floor balcony are located at the front of each of the houses (**Figure 9**). These elements have been reconstructed to match the originals. The verandah and balcony floors are finished in square ceramic tiles.



Figure 8 – George Street Frontage

Source: Urbis 2016



Figure 9 – Verandahs at George Street Elevation

Source: Urbis 2016

The side elevation to Margaret Street (**Figure 10**) features an arched window at the ground floor closest to George Street and square headed windows to the ground and first floors to light the stairwell. While these are early and perhaps original locations for windows, these elements have been rebuilt.

The rear elevation (**Figure 11**) includes four short double-storeyed wings which form shallow courtyards. These are the remnants of the original service wings to the rear of the building. The first-floor windows in these rear wings have round arches while the rear windows of the main building are flat arched.

Externally, the building has suffered from visible cracking, particularly around the reinstated front entrance doors and the exposed foundations. There is also evidence of rust and water damage around the existing gutters and self-sown vegetation in places.

Currently to the rear of Harris Terrace there is a landscaped courtyard area (**Figure 11**). This area was developed during the works commissioned in the late 1970s and completed in the early 1980s in replacement of the demolished rear annexes to the building. This landscaped area is not original and does not contribute to the heritage significance of Harris Terrace.

At the rear are a series of the iron columns (**Figure 12**) that were relocated to this location from the front elevation of the building in the 1980s work.



Figure 10 – Margaret Street Elevation

Source: Urbis 2016



Figure 11 – Rear Elevation, with Protruding Wings and Courtyard

Source: Urbis 2016



Figure 12 – Column at Rear of Building

Source: Urbis 2016

### 3.3. BUILDING INTERIOR

The building is accessed via a single entrance door which then provides access to the various office spaces via the transverse corridor (**Figure 13**). While the separate entrance doors survive to each of the six houses, these are not operable. There is no access to the building from these separate entrances and doors.

The building interior features rendered and painted masonry with plaster ceilings and decorative elements, extensive timber skirtings and architraves, and timber panelled doors (**Figure 14**). The floors to the building are constructed of timber with floor finishes of modern carpet.



Figure 13 – Internal Corridor

Source: Urbis 2016



Figure 14 – Interior Space

Source: Urbis 2016

The building interior has been modified extensively and little original fabric remains of the former terrace houses apart from the inter-terrace walls with chimney breasts and parts of the walls separating the front and rear rooms in each terrace. Two former hallway walls survive on the ground floor and may be original.

Sections of party walls have been removed on both ground and first floors to provide a new access corridor, parallel to George Street, on each floor to allow for internal circulation within each of the separate dwellings.

Each of the houses had fireplaces located along the party walls in the front and rear rooms, across both ground and first floors. While all fireplaces have been infilled the chimney breasts survive throughout the building. These elements are rendered and painted and feature modern timber skirtings.

Generally plaster ceilings and cornices, timber skirtings and architraves and timber panelled doors are located throughout the building. These elements have all been reconstructed. A suspended ceiling runs along the new access corridor concealing air conditioning and other services above.

There are timber staircases at each end of the building that act as fire stairs. While it is likely there were original staircases at these locations, inspection of the fabric indicates that they have been reconstructed, likely as part of the 1980s refurbishment.

Another staircase remains in the former stairwell of the fifth terrace house from George Street. Again, this staircase has been reconstructed with new timber treads, risers, balustrading and handrails.

Male and female toilets are located in two former stairwell locations on both the ground and first floors, while a ground floor kitchen and services are located in the other former stairwell.

The attic floor (**Figure 15**) of the building has been equally modified. Party walls have been removed as well as all evidence of former layouts or spaces and the attic floor is essentially one large space. Air conditioning plant is located on this floor to the rear of the building with a new partition wall constructed to conceal this plant. This new wall also features timber skirtings similar to the skirtings on the other floors of the building.

Fairly major cracking of the render and the brickwork is apparent in many places in the interior of Harris Terrace (and the exterior) caused by settling of the foundations of the building (**Figure 16**), and cornices have become detached in a number of locations. There are also numerous instances of paint and render peeling and deteriorating due to water penetration issues and rising damp.



Figure 15 – Attic

Source: Urbis 2016



Figure 16 – Showing Internal Cracking and Peeling of Paint

Source: Urbis 2016

## 3.4. CURTILAGE

A heritage boundary, or curtilage, has been prepared for Harris Terrace by officers of the DEHP and approved by the Queensland Heritage Council as an appropriate curtilage for the place.

The site on which Harris Terrace is located is described as Lot 2 on B32444, and is almost 6,000 square metres in area.

The curtilage is rectangular in shape and extends along Margaret Street from the corner of George Street to the south-west an approximate distance of 26.4 metres, and along George Street from the corner of Margaret Street to the north-west an approximate distance of 50.4 metres.

The curtilage contains all the main elements of building fabric of Harris Terrace and extends approximately 13.5 metres beyond the rear elevation of the building to incorporate the recent hard landscaping to the rear of the building.

While these modern structures are not part of the significant fabric of the site, it is understood that the specific curtilage for this place has been delineated to include potential archaeological deposits of the former outbuildings that may survive below the ground surface.

## 3.5. CONDITION AND INTEGRITY

### 3.5.1. Condition

As noted above the building features relatively extensive cracking to the masonry walls in many places in the exterior and interior.

The building has settled along the newly constructed transverse corridor within the building and requires a suitable structural investigation and appropriate works to remediate this issue.

The floors are sagging to the middle of the building along the transverse corridor with an overall fall across the building from George to William Street. There is also significant cracking of the internal partition walls and separation of these internal walls to the external wall.

From an engineering inspection of the sub-floor it would appear that numerous penetrations have been created through the walls within the central zone of the building. The soil supporting the brick work has exhibited signs of settlement and significant disturbance and undermining.

### 3.5.2. Integrity

The integrity of the building is fair. While the basic structure of the building remains intact from original construction (external walls, roof framing, masonry foundations) many of the precise details of the building both externally and internally have been reconstructed and are approximately 30 years old. Elements reconstructed in the 1980s include:

- The front verandah and balcony structure and tiled floors;
- The slate tiles to the roof;
- The dormer structure and windows; and
- All windows and doors to the external elevations of the building.

Internally the story is much the same. While the remnant party walls survive in places and the original plan form of the building can be understood, these walls have been disturbed with the removal of fabric to create connections between rooms and the transverse corridor connecting the individual houses to one another. Fireplaces have been infilled, rendered and painted. Plaster ceilings with deep cornices have been reconstructed to all rooms with suspended lighting, and timber skirtings and architraves have been reconstructed and are apparent to most walls and indeed in places that would not have contained such details (skirtings to the infilled fireplaces and the newly constructed walls for the air-conditioning plant in the attic floor, and architraves to recent wall openings). A suspended ceiling runs above the transverse corridor, and vents have been installed to the main rooms on both floors. Panelled timber doors have been reconstructed in places internally, and the timber staircases have been reconstructed although these are in the original locations of these elements.

Toilets have been constructed within the former stairwells on both floors, while service cupboards and rooms are located within these former stairwells on both ground and first floors.

The attic floor has seen all party walls removed and new walls constructed to accommodate the air-conditioning plant.

A summary of changes to the building as at 2002 is at **Figures 17 to 19**. The internals to the building are largely unchanged since that time.

Current floor plans are provided at **Appendix A** of this CMP.

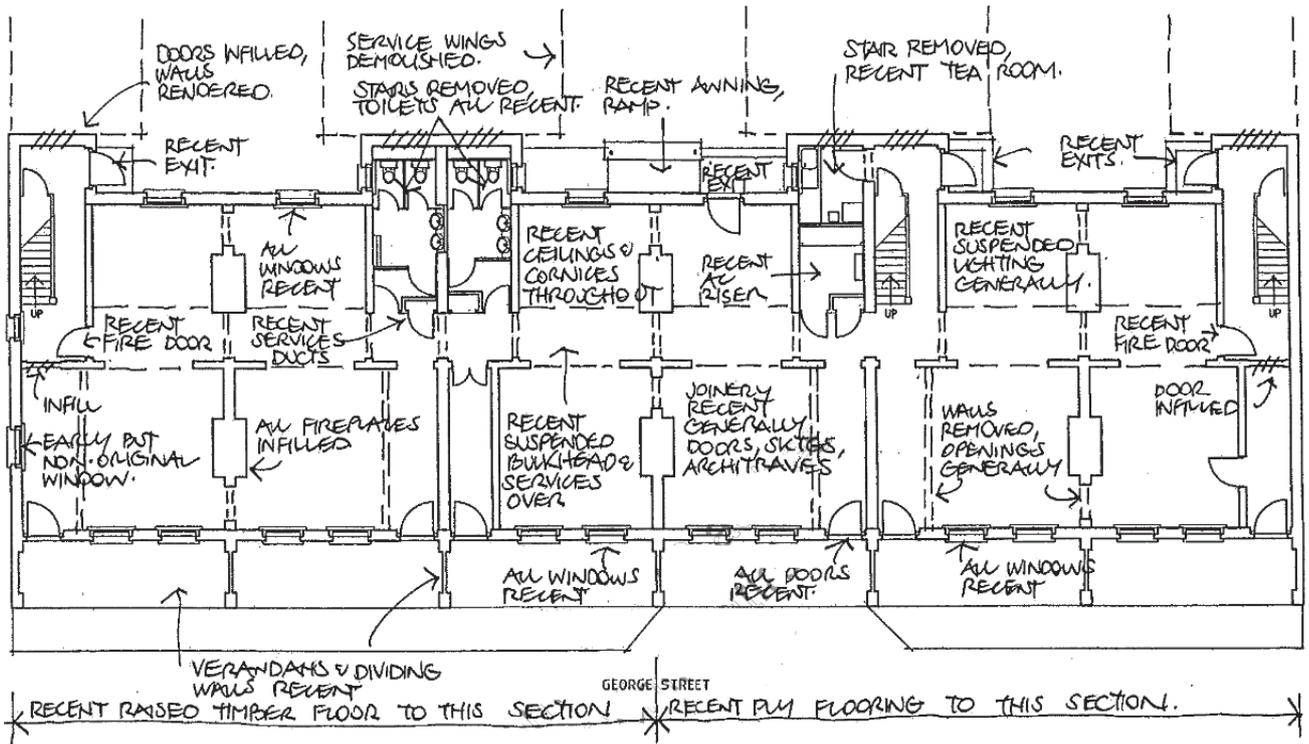


Figure 17 – Ground Floor Changes to Harris Terrace

Source: Allom Lovell 2002

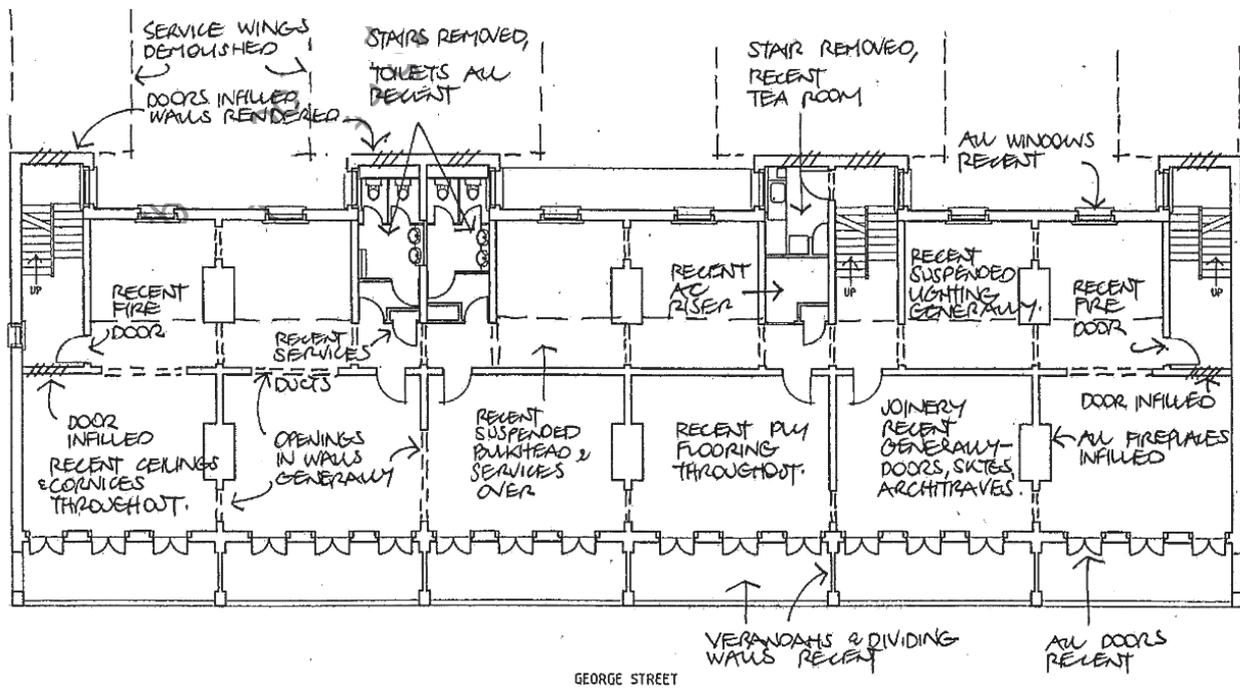


Figure 18 – First Floor Changes to Harris Terrace

Source: Allom Lovell 2002

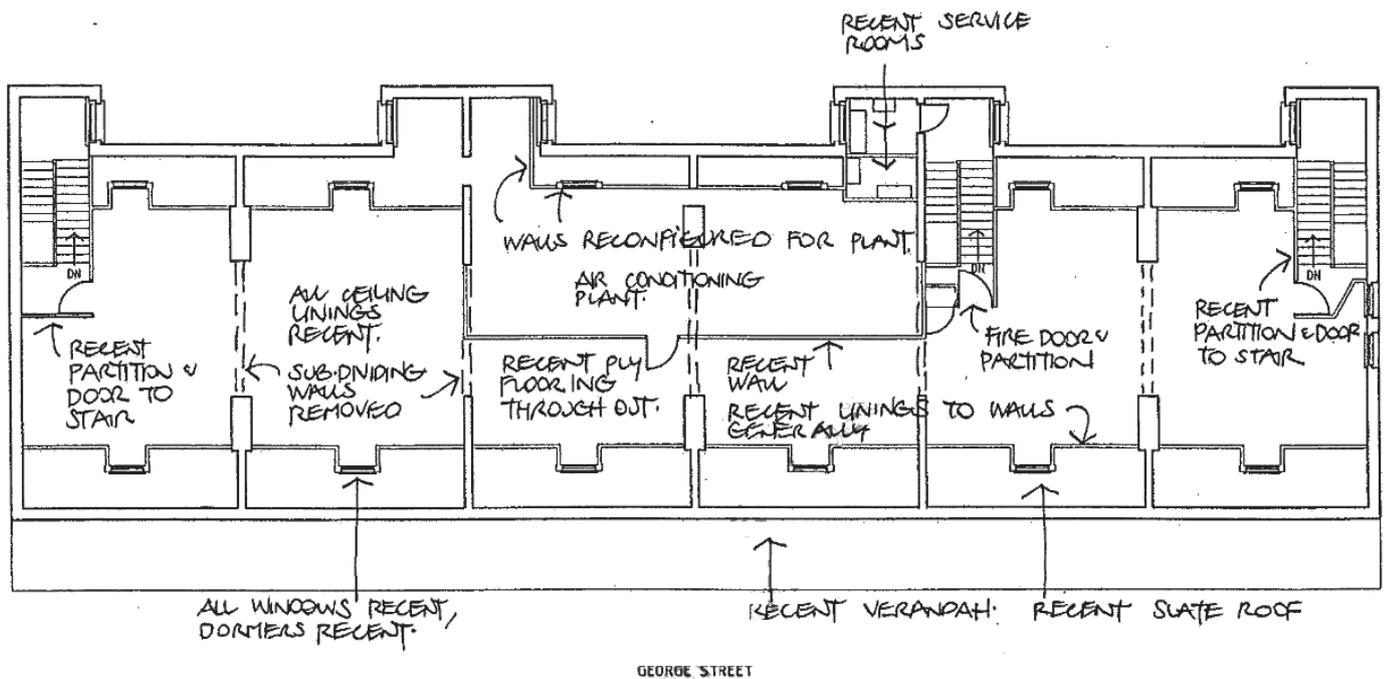


Figure 19 – Second Floor Changes to Harris Terrace

Source: Allom Lovell 2002

### 3.6. HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains, it is also about landscapes and links between sites.

~~Archaeological Potential is defined as (Heritage Office & Department of Urban Affairs & Planning 1996):~~

~~The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. Common units for describing archaeological potential are:~~

- ~~• Known archaeological features/sites (high archaeological potential);~~
- ~~• Potential archaeological features/sites (medium archaeological potential);~~
- ~~• No archaeological features/sites (low archaeological potential).~~

*Replace with text in red on next page*

It is essential to identify areas of archaeological potential in order to prepare measures to protect and conserve the archaeological record, and to assist in providing recommendations for further investigation.

#### 3.6.1. Summary

The potential archaeological resources of Harris Terrace can be divided into two categories, as follows:

- **High (red)**

The area immediately behind Harris Terrace may contain archaeological evidence including the foundations of the service wings and 1960s building additions. There is also the potential for sub-floor deposits to remain. As the QHR Entry states:

*Artefacts within this area may include those commonly associated with domestic habitation such as glass, ceramics and bone, and some artefacts associated with commercial and office activity during the 20th century.*

- **Low (blue)**

Areas to north-west and south-west of the site have had significant ground disturbance related to the adjacent redevelopment and landscaping of the site in the 1980s and is therefore considered to only have a low archaeological potential.

The archaeological potential of the building and surrounds is shown at **Figure 20**.



Figure 20 – Archaeological potential of Harris Terrace (Urbis 2016)

*Replace strikethrough under 3.6 with:*

High archaeological potential: Where archaeological features are known to exist, and the level of ground disturbance is understood and has not impacted on the archaeological record.

Moderate archaeological potential: Where historic features are known to have existed in the past, and the level of disturbance is either unquantified or has not extended beyond the surface layers.

Low archaeological potential: Where historic features are known to have existed in the past, but historical evidence indicates that the area below the surface has been disturbed. Where no documented features have existed in the past, but the level of ground disturbance is understood and has not impacted on the archaeological record.

No archaeological potential: No archaeological remains possible due to prior substantial disturbance that has been recorded such as excavation.

## 4. CULTURAL SIGNIFICANCE

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, and why a statutory listing was made to protect these values.

### 4.1. ABOUT CULTURAL SIGNIFICANCE

Cultural significance is the term used to embrace the range of qualities that make some places especially important to the community, over and above their basic utilitarian function. These places are usually those that help understand the past, enrich the present, and that will be of value to future generations.

The Burra Charter defines cultural significance as aesthetic, historic, scientific or social value for past, present, or future generations.

This concept helps to identify and assess the attributes that make a place of value to people and society. An understanding of it is therefore basic to any planning process involving historic buildings or places. Once the significance of a place is understood, informed policy decisions can be made which will enable that significance to be retained or revealed. A clear understanding of the nature and level of the significance of a place not only suggests constraints on future action, it also introduces flexibility into the process by identifying areas which can be adapted or developed with greater freedom.

### 4.2. SIGNIFICANCE ASSESSMENT

**Table 3** presents an assessment of the significance of Harris Terrace, taken from the existing QHR register entry.

Table 3 – Assessment of Heritage Significance

Criteria	Significance Assessment	
<p><b>A – Historical Significance /Scientific Significance</b></p> <p><i>The place is important in demonstrating the evolution or pattern of Queensland's history</i></p>	<p><i>Harris Terrace, constructed as a row of six houses in 1865-66, is important in demonstrating the evolution of residential housing in Queensland. A rare example of 1860s terrace housing, the building illustrates the early use of this housing type in Brisbane.</i></p> <p><i>Harris Terrace is important in demonstrating the early residential nature of lower George Street, a pattern that largely occurred in response to the concentration of government and associated activities in this area of inner Brisbane.</i></p>	
<p><b>Significance Indicators</b></p> <ul style="list-style-type: none"> <li>• Product, result or outcome of an event, phase, movement, process, activity or way of life that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment.</li> </ul>	<p><input checked="" type="checkbox"/></p>	<p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>• Regional importance <input type="checkbox"/></li> <li>• Earliness <input checked="" type="checkbox"/></li> <li>• Representativeness <input checked="" type="checkbox"/></li> <li>• Distinctiveness/Exceptionality <input type="checkbox"/></li> </ul>

<ul style="list-style-type: none"> <li>• Example of a process or activity that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input checked="" type="checkbox"/></li> <li>• Influenced by an event, phase, movement, process, activity or way of life that has made a strong , noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input type="checkbox"/></li> <li>• Has influenced an event, phase, movement, process, activity or way of life that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input type="checkbox"/></li> <li>• Site of or associated with an event, or activity that has made a strong, noticeable or influential contribution to the evolution or development of our society or of our environment. <input type="checkbox"/></li> <li>• Symbolic association with an event, or activity that has made a strong, noticeable or influential contribution to the evolution or development of our society or of our environment. <input type="checkbox"/></li> </ul>		<ul style="list-style-type: none"> <li>• Rarity <input checked="" type="checkbox"/></li> </ul>	
<p><b>B – All Aspects of Heritage Significance</b></p> <p><i>The place has rare, uncommon or endangered aspects of Queensland’s cultural heritage.</i></p>		<p><i>As one of only three remaining 1860s terrace house buildings, Harris Terrace is important as a rare example of this type in Queensland. Beyond its rarity as terrace housing, Harris Terrace is one of few remaining 1860s buildings in Brisbane City.</i></p>	
<p><b>Significance Indicators</b></p> <ul style="list-style-type: none"> <li>• Way of life (including fashion, taste and aspiration) that once was common but is now rare or that has always been uncommon or is endangered. <input type="checkbox"/></li> <li>• Custom that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/></li> <li>• Process that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/></li> <li>• Function that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input checked="" type="checkbox"/></li> </ul>		<p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>• Intactness/Integrity <input type="checkbox"/></li> <li>• Distinctiveness <input type="checkbox"/></li> <li>• Exceptionality <input checked="" type="checkbox"/></li> </ul>	

<ul style="list-style-type: none"> <li>• Land use that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input checked="" type="checkbox"/></li> <li>• Design or form that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/></li> </ul>			
<p><b>C – Scientific Significance/Historical Significance</b></p> <p><i>The place has potential to yield information that will contribute to an understanding of Queensland's history.</i></p>		<p><i>Harris Terrace has potential to contribute to a greater understanding of Queensland's history. The area immediately behind the building may contain archaeological evidence including the foundations of the service wings and 1960s building additions. Artefacts within this area may include those commonly associated with domestic habitation such as glass, ceramics and bone, and some artefacts associated with commercial and office activity during the 20th century.</i></p>	
<ul style="list-style-type: none"> <li>• Significance Indicators</li> <li>• Potential to contribute new knowledge about Queensland's history <input checked="" type="checkbox"/></li> <li>• Potential to contribute knowledge that will lead to a greater understanding of particular aspects of Queensland's history <input checked="" type="checkbox"/></li> <li>• Potential to contribute knowledge that will aid in comparative analysis of similar places <input checked="" type="checkbox"/></li> </ul>		<p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>• Earliness <input checked="" type="checkbox"/></li> <li>• Rarity <input checked="" type="checkbox"/></li> <li>• Extensiveness <input type="checkbox"/></li> <li>• Intactness <input type="checkbox"/></li> </ul>	
<p><b>D – Architectural Significance/ Historical Significance</b></p> <p><i>The place is important in demonstrating the principal characteristics of a particular class of cultural places.</i></p>		<p><i>Harris Terrace is important in demonstrating the principal characteristics of a cultural place – the nineteenth century terrace house. This significance is demonstrated in its surviving physical fabric – the repetitive nature of the front elevation of the building providing six identical (but mirror reversed) attached houses, and the surviving internal fabric elements such as the remnant party walls, hallways, and reconstructed staircases that demonstrate the terrace house form.</i></p>	
<p><b>Significance Indicators</b></p> <p><i>Exemplifies or illustrates in the surviving fabric:</i></p> <ul style="list-style-type: none"> <li>• A way of life or custom that has made a noticeable contribution to the pattern or evolution of Queensland's history <input type="checkbox"/></li> </ul>		<p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>• Intactness/Integrity <input type="checkbox"/></li> <li>• Earliness <input checked="" type="checkbox"/></li> <li>• Rarity/uncommonness <input checked="" type="checkbox"/></li> </ul>	

<ul style="list-style-type: none"> <li>• The impact of an ideology, value or philosophy on Queensland's history <input checked="" type="checkbox"/></li> <li>• A process or land use that has made a strong contribution to the pattern or evolution of Queensland's history <input type="checkbox"/></li> <li>• A function that has been an important part of the pattern of Queensland's history <input checked="" type="checkbox"/></li> <li>• The work of a designer who made an important contribution to Queensland's built environment <input type="checkbox"/></li> <li>• An architectural style or form that has made an influential or noticeable contribution to the pattern or evolution of Queensland's built environment <input type="checkbox"/></li> <li>• A construction technique or particular use of materials that has made a conspicuous or early contribution to the evolution of Queensland's built environment <input checked="" type="checkbox"/></li> <li>• Variations within, or the evolution of or the transition of, the principal characteristics of a class of cultural places <input checked="" type="checkbox"/></li> </ul>		<ul style="list-style-type: none"> <li>• Exceptionality</li> </ul>	
<p><b>E – Aesthetic Significance/Architectural Significance</b></p> <p><i>The place is important because of its aesthetic significance.</i></p>		<p><i>In its dignified front elevation, form and scale, Harris Terrace is an important element of lower George Street, a streetscape dominated by late nineteenth century buildings. More widely, the building makes an important contribution to the government precinct that exists between George Street and the Brisbane River.</i></p>	
<p><b>Significance Indicators</b></p> <p>Demonstrates or possesses:</p> <ul style="list-style-type: none"> <li>• Beautiful attributes <input type="checkbox"/></li> <li>• Natural beauty or natural aesthetic quality <input type="checkbox"/></li> <li>• Picturesque attributes <input checked="" type="checkbox"/></li> <li>• Evocative qualities <input type="checkbox"/></li> <li>• Expressive attributes <input type="checkbox"/></li> <li>• Landmark quality <input checked="" type="checkbox"/></li> <li>• Streetscape contribution <input checked="" type="checkbox"/></li> <li>• Symbolic meaning <input type="checkbox"/></li> </ul>		<p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>• Intactness <input type="checkbox"/></li> <li>• Integrity <input type="checkbox"/></li> <li>• Degree of deterioration <input type="checkbox"/></li> <li>• Setting and location context <input checked="" type="checkbox"/></li> <li>• Demonstrated representation <input checked="" type="checkbox"/></li> </ul>	

<p><b>F – Aesthetic Significance/Architectural Significance/Other Significance</b></p> <p><i>The place is important in demonstrating a high degree of creative or technical achievement at a particular period.</i></p>	<p>Does not meet this criterion.</p>
<p><b>G – Social Significance</b></p> <p><i>The place has a strong or special association with the life or work of a particular person, group or organisation of importance in Queensland’s history</i></p>	<p>Does not meet this criterion.</p>
<p><b>H – Historical Significance</b></p> <p><i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons</i></p>	<p>Does not meet this criterion.</p>

### 4.3. STATEMENT OF CULTURAL SIGNIFICANCE

The following statement of cultural significance is derived from the Queensland Heritage Register entry for the site. Recommended changes to the statement of significance are shown in **bold**. The (amended) statement of cultural significance below is adopted as the statement of cultural significance in this CMP for Harris Terrace.

*Harris Terrace, constructed as a row of six houses in 1865-66, is important in demonstrating the evolution of residential housing in Queensland. A rare example of 1860s terrace housing, the building illustrates the early use of this housing type in Brisbane.*

*Harris Terrace is important in demonstrating the early residential nature of lower George Street, a pattern that largely occurred in response to the concentration of government and associated activities in this area of inner Brisbane.*

*As one of only three remaining 1860s terrace house buildings, Harris Terrace is important as a rare example of this type in Queensland. Beyond its rarity as terrace housing, Harris Terrace is one of few remaining 1860s buildings in Brisbane City.*

*Harris Terrace has potential to contribute to a greater understanding of Queensland's history. The area immediately behind the building may contain archaeological evidence including the foundations of the service wings and 1960s building additions. Artefacts within this area may include those commonly associated with domestic habitation such as glass, ceramics and bone, and some artefacts associated with commercial and office activity during the 20th century.*

**Harris Terrace is important in demonstrating the principal characteristics of a cultural place – the nineteenth century terrace house. This significance is demonstrated in its surviving physical fabric – the repetitive nature of the front elevation of the building providing six identical (but mirror reversed) attached houses, and the surviving internal fabric elements such as the remnant party walls, hallways, and reconstructed staircases that demonstrate the terrace house form.**

*In its dignified front elevation, form and scale, Harris Terrace is an important element of lower George Street, a streetscape dominated by late nineteenth century buildings. More widely, the building makes an important contribution to the government precinct that exists between George Street and the Brisbane River.*

## 4.4. LEVELS OF SIGNIFICANCE

The level of heritage significance of a place and its components also needs to be considered. Different components of a place may make up different relative contributions to its heritage value, and integrity and condition also needs to be taken into account.

**Table 4** describes levels of significance and justification, adapted from the New South Wales Heritage Office guideline *Heritage Manual 2: Assessing Heritage Significance*, considered to be best practice in heritage conservation across Australia (NSW Heritage Office 2001).

Table 4 – Levels of Significance

Level of Significance	Justification
Exceptional	<ul style="list-style-type: none"> <li>Rare or outstanding elements that are potentially of National significance and which directly contribute to the place's overall heritage significance.</li> <li>Retains a high degree of integrity and intactness in fabric or use.</li> <li>Any change should be minimal and retain significant values or fabric.</li> </ul>
High	<ul style="list-style-type: none"> <li>Element demonstrates a key aspect of the place's heritage significance that directly contributes to its overall heritage significance.</li> <li>Possesses a high degree of original fabric or retains the original use.</li> <li>Any change should be minimal and retain significant values or fabric.</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>Element contributes to the place's overall heritage significance.</li> <li>May have been altered but they still have the ability to demonstrate a function or use particular to the site.</li> <li><del>Reproduced</del> <b>Reconstructed</b> elements which are not original but have contributory significance in contributing to the character of the place.</li> <li>Changes may be appropriate so long as it does not adversely affect the place's overall heritage significance.</li> </ul>
Little	<ul style="list-style-type: none"> <li>Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance.</li> <li>Changes may be appropriate long as it does not adversely affect the place's overall heritage significance.</li> </ul>
Neutral	<ul style="list-style-type: none"> <li>Elements do not add or detract from the site's overall heritage significance.</li> <li>Changes may be appropriate long as it does not adversely affect the place's overall heritage significance.</li> <li>May be considered for removal or alteration.</li> </ul>
Intrusive	<ul style="list-style-type: none"> <li>Elements are damaging to the place's overall heritage significance.</li> <li>May be considered for removal or alteration.</li> </ul>

## 4.5. SCHEDULE OF SIGNIFICANT ELEMENTS

While Harris Terrace is considered to be of cultural heritage significance and is a State Heritage Place, not all of its component parts are equally significant. The 1950s adaptation and the 1980s refurbishment work, the additions and changes to the fabric internally and the conjectural reconstructions and added components have greatly affected the integrity of the building internally, have little cultural heritage significance in themselves and indeed are confusing to the historical record of the place.

Given the large extent of reconstruction and works carried out in the 1980s, the other issue of relevance to the assessment of cultural significance of Harris Terrace is that while the building as a whole is clearly of cultural significance for the reasons outlined above, many of the visible elements of building fabric are only 30 years old. However, the building is more than the sum of its parts, as many of its parts are modern and reconstructed.

Some original and early fabric of the building survives and that fabric has a high level of significance.

Various elements of Harris Terrace and its external and internal fabric have been graded below in relation to their contribution to the site's overall heritage significance. Elements include views, specific parts of the building, details, finishes, and structure, and any other item that is located within the site's curtilage. These are outlined below in **Table 5** along with their level of significance in accordance with the assessment table at **Table 4**. If, as a result of further investigation, earlier or additional fabric is revealed, this schedule is to be reviewed.

Table 5 – Grading of Heritage Significance

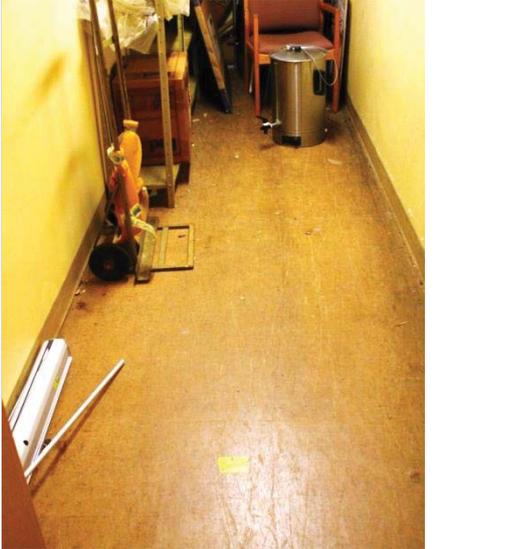
Structure, Space or Element	Location	Photograph	Level
<b>EXTERIOR</b>			
The external form and scale of the building in general, including Margaret Street elevation.	Viewed from corner of George and Margaret Streets		High

Structure, Space or Element	Location	Photograph	Level
The George street elevation (notwithstanding fabric not all original).	Viewed from George Street		High
Rendered and painted masonry external walls from original construction, including parapets and chimneys.	External walls		High
The original window locations facing Margaret Street.	Margaret Street		High

Structure, Space or Element	Location	Photograph	Level
Reconstructed dormer windows, awning to N-W attic windows	Roof		Moderate
New iron columns and balustrade	Front elevation		Moderate
Slate roof tiles	Roof		Moderate

Structure, Space or Element	Location	Photograph	Level
The rear porch/verandah and ramp	Rear elevation		Moderate
Tiled surround to the rear and sides of the plaza area	Rear and side elevations		Intrusive
<b>INTERIOR</b>			
Remaining early roof framing and structure	Within roof space	No photo available	High
Rendered and painted internal party walls, chimney breasts, hallway walls	Internally across both ground and first floors		High

Structure, Space or Element	Location	Photograph	Level
Reconstructed joinery (doors and windows)	Externally to all elevations and internally on both ground and first floors		Moderate
Reconstructed plaster ceilings	Internally to both floors		Moderate
Timber skirtings and architraves	Internally to both floors		Moderate
Timber and plywood floor linings	Ground, first and attic floors	No Photograph Available	Moderate

Structure, Space or Element	Location	Photograph	Level
Early timber staircases including risers, treads, stringers, balustrading and newels, panelling (x3)	Ground, first and attic floors		High/ <del>Moderate</del> (some risers and treads appear to be reconstructed)
Timber doors under staircase	Ground floor	 <p data-bbox="580 1106 746 1137"><i>Fix formatting</i></p>	Moderate If original = High
Floor finishes generally	Ground, first and attic floors		Neutral

Structure, Space or Element	Location	Photograph	Level
Building services, plant equipment, ducts, risers, grilles	Internally		Intrusive
Suspended ceilings	Ground and first floors		Intrusive
Tea room and toilet fit outs.	Ground and first floors		Intrusive

Structure, Space or Element	Location	Photograph	Level
Fire doors to stairwells and fire exit doors to rear elevation	Ground and first floors		Intrusive
Suspended lighting	Ground and first floors		Intrusive
Openings in original walls	Internally throughout		Intrusive

Structure, Space or Element	Location	Photograph	Level
Partition for air-conditioning plant	Attic floor		Intrusive

## 5. KEY ISSUES

### 5.1. HERITAGE LISTINGS

The heritage listings identified in **Table 6** apply to the subject site.

Table 6 – Heritage Listings

Type of Listing	Name of Item	Details
<b>STATUTORY LISTINGS</b>		
<b>Queensland Heritage Register</b> under the <i>Queensland Heritage Act 1992</i>  (item of state significance)	Harris Terrace	Registered Site QHR ID 600121
<b>Brisbane City Plan 2014</b>  City Plan Heritage Register  Local Heritage Overlay  (items of local significance)	Harris Terrace – Harris Court	Registered
<b>NON-STATUTORY LISTINGS</b>		
<b>Register of the National Estate</b> under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>  (items of local, state or national significance)	Harris Court	Registered Site ID 8494
<b>National Trust of Australia (Queensland)</b>  (items of local, state or national significance)	Harris Terrace	BNE 1/460

### 5.2. STATUTORY OBLIGATIONS

#### 5.2.1. Economic Development Act 2012

The Queen’s Wharf Brisbane Priority Development Area was declared on 28 November 2015. The governing legislation for a PDA is the *Economic Development Act 2012* (Qld) (ED Act) and the Minister for Economic Development Queensland (MEDQ) is the assessing authority for development applications. The MEDQ has the power under the ED Act to nominate an assessing authority for a PDA development application.

On 28 January 2016, the Queen’s Wharf Brisbane PDA Development Scheme was approved by the Queensland Government and all development proposed within the PDA will be assessed against the Development Scheme. It is an offence to carry out PDA assessable development without a PDA development permit.

In relation to development of a Heritage Place, the Development Scheme provides that it is assessable development and that development should demonstrate practical conformance with the requirements, standards and guidance identified *Developing Heritage Places: Using the development criteria* (DEHP 2013a), and the guiding principles of the Burra Charter.

Operational Work to this building will be exempt development where it is consistent with a General Exemption Certificate issued under the QHA.

Similarly Minor Building Work will be exempt development where it is consistent with a General Exemption Certificate issued under the QHA.

The MEDQ may give weight to the QHA and it is likely that DEHP will play a role in the assessment of development of the Heritage Place.

### **5.2.2. Queensland Heritage Act 1992**

The QHA makes provision for the conservation of Queensland's cultural heritage by protecting all places and areas listed on the QHR.

A place may be entered in the Heritage Register if it is of cultural heritage significance and satisfies one or more of the following criteria:

- (a) The place is important in demonstrating the evolution or pattern of Queensland's history.*
- (b) The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.*
- (c) The place has potential to yield information that will contribute to an understanding of Queensland's history.*
- (d) The place is important in demonstrating the principal characteristics of a particular class of cultural places.*
- (e) the place is important in exhibiting particular aesthetic characteristics valued by the community or a particular cultural group.*
- (f) The place is important in demonstrating a high degree of creative or technical achievement at a particular period.*
- (g) The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*
- (h) The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.*

The QHA is administered by DEHP.

### **5.2.3. Building Code of Australia**

The *Building Code of Australia* guides all construction work in Australia. Under the *Local Government (Approvals) Regulation 1993* the consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works to the building. The BCA provisions relate to fire safety, access and egress, and services and equipment.

Any strategies or solutions to ensure that components of Harris Terrace comply with the BCA should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained.

### **5.2.4. Disability Discrimination Act 1992**

Under Section 23 of the *Disability Discrimination Act 1992* (DDA) it is unlawful to discriminate against a person on the basis of a disability, and therefore all buildings, including heritage buildings are subject to the requirements of the DDA which includes the provision of equitable access ramps and or lifts to buildings and accessible car parking spaces and toilets (Heritage Victoria 2008).

## **5.3. NON-STATUTORY CONSIDERATIONS**

The following outlines non-statutory considerations relevant to the place including non-statutory listings on registers.

### 5.3.1. National Trust of Australia (Queensland)

The National Trust of Australia (Queensland) (NTAQ) is a community based organisation that promotes and seeks to protect important natural and cultural heritage places across the state.

The NTAQ maintains two heritage registers:

1. **NTAQ Heritage Register** – In the 1960s the National Trust began compiling a list of places of cultural heritage significance in Queensland, which was subsequently formalised into the Register of National Trust of Queensland which contains individual buildings, precincts, natural environment places or culturally significant artefacts.
2. **NTAQ Tree Register** – In the 1980s the Register of Significant Trees was introduced as an independent register. Since 2011, NTAQ has been conducting an audit of the trees in its Register. Significant trees in Queensland are steadily being added to the National Register of Significant Trees.

## 5.4. CURRENT PROPOSAL

A comprehensive overview of the proposed development, including timeframes for each of the precincts can be found in the Plan of Development (PoD) (refer to **Volume 2: Plan of Development** prepared by Urbis).

## 5.5. MANAGEMENT FRAMEWORK

Harris Terrace has been owned by the Queensland Government for many years and has been used as office accommodation for community groups and independent organisations it is understood at low cost rentals.

### 5.5.1. Management Plans and Guidelines

A Conservation Plan was prepared for this place for the Department of Public Works by Allom Lovell Architects in 2002.

The Conservation Plan is not a statutory document. It is not clear whether the recommendations in that report have been followed.

### 5.5.2. External Stakeholders

The following key stakeholders have an interest in Harris Terrace and should be consulted about any changes in the future:

- Queensland Heritage Council;
- DEHP; and
- NTAQ.

## 5.6. OPPORTUNITIES

Harris Terrace is largely empty and underutilised. There is great opportunity to improve this utilisation as a major heritage asset of the city.

The Queen's Wharf Brisbane IRD offers a major opportunity for conservation works to Harris Terrace, the adaptive reuse of the place, and more appropriate and better utilisation of the building as part of the heritage fabric of the CBD. It is one of the oldest privately constructed buildings in the CBD and the general public know little about its history and cultural significance.

The current project provides a great opportunity for these issues to be addressed.

There is a major opportunity to promote and highlight the significant heritage values of Harris Terrace through additional heritage interpretation, and the opportunity to allow greater public access and appreciation of the building.

Harris Terrace is not so unusual in its built form, floor plan or remaining significant fabric that adaptive reuse for a variety of purposes is not possible, or overly difficult. Reuse as office space, retail space, residential

use or similar is more than possible within the overall retention of the cultural heritage significance of the place.

## **5.7. VISITOR AND PUBLIC ACCESS**

While the building is owned by the Queensland Government and nominally a public building there is little public engagement with or access to the building.

Public access to the building needs to be improved, in a use sense but also in a physical sense.

There is no DDA compliant access to the George Street elevation or the rear elevation of Harris Terrace. Therefore compliant DDA access will need to be provided as part of any redevelopment. This should be carried out in a manner that minimises impact on the cultural significance of the building and significant fabric.

## **5.8. THREATS**

### **5.8.1. Current Condition**

The building is underutilised and in fair condition. Cracking to the masonry walls is evident in many places and there is also evidence of rising damp and rainwater entry.

The timber floors are sagging into the middle of the building with an overall fall across the building from George to William Street. There is also cracking of the internal partition walls and the separation of these internal walls from the external walls.

Engineering advice suggests that structural investigation and possible remediation and/or strengthening work need to be undertaken to the foundations of the building.

The building does not appear to have been maintained regularly and its sporadic underutilisation has likely contributed to lack of maintenance and the building's current condition.

### **5.8.2. Adjacent Development**

The QWBIRD includes the construction of new high rise buildings which will serve a variety of uses. This construction will take place to the south-west of Harris Terrace, where the State Works Centre is currently located (which will be demolished).

There is potential for the construction of these new buildings to result in impact on the physical fabric of Harris Terrace through the proximity of excavation and potential for vibrational impacts. The large scale of the proposed buildings also means the settings of the building may be impacted on.

Changes to the surroundings of the building, particularly the rear elevation and towards William Street have the potential to impact on the setting of the building and streetscape values.

### **5.8.3. Services Installation**

The building has no lift access internally and while equitable access is possible externally it may not achieve compliance with current requirements.

Air-conditioning is provided in the building. The plant is located in the attic floor of the building and the presence of these facilities on site is intrusive. The provision of air-conditioning has been carried out with little regard for the internal fabric of the building. The air-conditioning was installed some 30 years ago and may need upgrading.

### **5.8.4. Future Use**

Proposals for future use may be considered a threat to the building, in terms of impacts on the cultural heritage significance of Harris Terrace. Proposals that require works to be carried out that damage or compromise significant fabric will not be favourably considered.

## 6. CONSERVATION POLICY

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The following conservation policies have been guided by the significance of the place and are provided to provide clear guidance on the future management of Harris Terrace.

### 6.1. GENERAL APPROACH

Heritage conservation in Australia is guided by the principles of the the Burra Charter. The Burra Charter is the accepted standard for heritage conservation in Australia and provides the general philosophies and approaches to conservation analysis for those who make decisions regarding historic buildings or places. A number of fundamental principles provide the basic framework of the charter:

- The place itself is important;
- The aim of conservation is to retain the cultural significance of a place;
- Cultural significance is demonstrated and reflected in its physical fabric, but also in its use, associations and meanings;
- Significance should guide decisions;
- Do as much as necessary, as little as possible;
- Keep records; and
- Do everything in a logical order.

This conservation management plan is a part of this overall process, and is a component in the understanding, investigation and intervention that may be proposed as part of any future use and development of Harris Terrace.

The Burra Charter contains a number of terms that are used in conservation that are pertinent to this report, and the conservation of Harris Terrace. These terms and their *Burra Charter* definitions are as follows:

- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views;
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present of future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups;
- **Fabric** means all the physical material including components, fixtures, contents, and objects;
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance;
- **Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration and reconstruction;
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material;
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric;
- **Adaptation** means modifying a place to suit the existing use or a proposed use;
- **Use** means the functions of the place, as well as the activities and practices that may occur at the place;
- **Compatible use** means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance;

- **Setting** means the area around a place, which may include the visual catchment;
- **Interpretation** means all the ways of presenting the cultural significance of a place; and
- **Related place** means a place that contributes to the cultural significance of another place.

Other terms used in this document and their definitions include:

- **Sympathetic** means complementary to the style and character of a heritage item or place;
- **Intactness** means the degree of the early fabric that survives;
- **Integrity** means the degree to which the values of the place are evident and can be understood and appreciated;
- **Must** means a required and reasonably expected outcome; and
- **Should** means the desired outcome and all reasonable steps are to be taken to achieve the outcome. Where an outcome is specified as being 'should' there will be some flexibility to consider options as to how the outcome can be achieved. Options for achieving the outcome are to be tested against the overall significance of the place to ensure the heritage values are not unduly compromised in delivering the outcome.

*Policy 1. Conservation of the place must be carried out in accordance with best heritage conservation practice, and within the accepted principles and standards of the Burra Charter and associated guidelines and this CMP.*

*Policy 2. Prior to any works being undertaken (including conservation, repair or new works), a suitably qualified and experienced heritage consultant must be engaged to provide expert heritage conservation advice and to oversee the appropriate implementation of the works.*

*Policy 3. A Heritage Impact Assessment (HIA) must be prepared for all works that may have an impact on the significance of the place. The HIA must be prepared by a suitably qualified heritage consultant. The HIA must have regard to the full suite of policies contained within this CMP, be in accordance with State Government guidelines and must be approved by the relevant approving authority prior to commencement of works.*

*Policy 4. Detailed records should be made of any new work including repairs and conservation work.*

## 6.2. UNDERSTANDING SIGNIFICANCE

In accordance with Article 6 of the Burra Charter, an understanding of the cultural significance of a place is required in order to maintain, undertake work and plan for future works.

The cultural significance of Harris Terrace is based on its considerable age, its building typology as a surviving example of a terrace house, and its rarity as a former residential building in the CBD.

The conservation policies for the place are based on the identification and retention of those elements of the building fabric that demonstrate these aspects and values.

*Policy 5. The cultural heritage significance of Harris Terrace must be understood prior to proposing works which will alter the key heritage values of the place. The significance schedule at Section 4.5 of this CMP must be used to guide decisions about the future management of these items.*

## 6.3. SETTING AND VIEWS

Like most heritage places, the external appearance and visibility of Harris Terrace from the public realm is a large component of its heritage significance. The significant views in particular are those from George

Streets from both directions, and from Margaret Street to the side elevation across George Street towards Albert Street.

The rear elevation of the building has been subject to considerable change over the years. However this elevation, formerly hidden from public appreciation is now visible to all as a result of the changes to the surroundings in the 1980s. This elevation and views to the elevation are also significant.

While the building is visible from the public realm and the street frontages of George and Margaret Streets, and will remain so, the wider setting of the building and views (**Figure 20**) to the rear of the building are also important. New construction to the rear of the building should be located so that an appreciation of the rear elevations of the building will remain.

- Policy 6. New development in close proximity to Harris Terrace should be sufficiently set back to enable Harris Terrace to remain a prominent built form when viewed from George and Margaret Streets. New development should achieve sufficient setbacks to allow an appreciation of the building's two-storey and attic form from George and Margaret streets and from the rear of Harris Terrace.*
- Policy 7. Harris Terrace is a significant element within the historic George Street streetscape and the visual and physical connections between Harris Terrace, the Mansions and the Government Printing Office are to be respected. Any new development adjacent to Harris Terrace on the George Street frontage should respond sensitively to the historic George Street streetscape.*
- Policy 8. New structures adjacent to Harris Terrace on the George Street frontage should reflect the street wall setback (excluding verandahs), scale and proportions of Harris Terrace, and respect the setting of the place.*
- Policy 9. The location and form of new structures at the rear of the building should not compromise the view of the rear elevation of the building and its two-storey (plus attic) form. The rear elevation of the building should remain visible and able to be appreciated from the rear of the building and from Margaret Street. Any fixtures at the rear of the building should be lightweight and visually permeable to allow the form of Harris Terrace to be appreciated.*

## 6.4. CONSERVATION OF BUILDING FABRIC

The following sections provide detailed advice on conservation of the building fabric at Harris Terrace including recommendations on the retention of significant fabric and removal of elements which are considered to be detrimental to its cultural heritage significance.

### 6.4.1. Retaining Significant Elements

The retention and conservation of the following building elements need to be undertaken.

*Insert new policy 10 & 11 as per text in red below and next page*

*Policy 10. The significance of the building as a terrace of six attached two-storey plus attic houses, with separate entrances from the street to each house is a key element of its cultural significance. Changes to the building, including the external frontages to George Street, that would compromise this significance must be avoided. Evidence of party walls separating the houses internally must be retained.*

*Policy 11. Exterior details of Harris Terrace which contribute to its significance as a rare example of early terrace housing should be retained and conserved, including the balustraded parapet, dormer windows, cornice detailing, chimneys and bull nose awning to the front elevation.*

*Policy 12. Evidence of the separate entrances to the front elevation of the building – access stairs, doors, windows – must be retained. The external party walls should be retained, however the later infill of the arches in these walls can be modified or removed if required.*

*Policy 13. The side elevation of the building to Margaret Street must be retained. Alterations to this elevation, including new penetrations to the brickwork, should be avoided.*

*Policy 14. The arched window opening to the Margaret Street elevation must be retained. If required, the glazing and timber framing may be replaced with matching elements (framing, glazing etc.)*

*Policy 15. The garden at the front of Harris Terrace should be retained. New plantings must be low-scale to retain open views to Harris Terrace from George Street.*

*New policy 10: Features identified as being of high significance (Section 4.5 of this CMP) should be retained and conserved, with minimal changes to these elements.*

*New policy 11. Elements of moderate significance as presented in Section 4.5 of this CMP contribute to the significance of the place and should be retained and conserved. Some adaptation of these elements may be acceptable as long as it does not adversely affect the place's overall heritage significance.*

*Policy 16. The rear elevation of the building should be retained. Modest changes or penetrations to this elevation may be possible, particularly for equitable access to the interior. Appropriate locations for modest changes include previously disturbed fabric and locations of previously infilled openings.*

*Policy 17. The extant hard landscaping to the rear and northern elevations should be removed to allow for moisture egress and to prevent rising damp. Replacement of hard and soft landscaping should respect and reflect the heritage place and should not negatively impact the heritage fabric, including through inadequate drainage.*

*Policy 18. While most windows appear to be reconstructions from the 1980s, these elements should be retained. New windows may be constructed matching existing details if required. New window styles or materials (such as aluminium) should not be contemplated.*

*Policy 19. The timber French doors to the first-floor balcony should be retained. If required, new doors may be constructed and should match the existing details. New door styles or materials (sliding, aluminium, etc.) should not be contemplated.*

*Policy 20. Internally the remnant party walls at ground and first floors, chimney breasts and fireplaces must be retained.*

*Policy 21. The three extant timber staircases within the building should be retained. The staircase in Terrace 5 must be retained and conserved as an open staircase.*

*Policy 22. Existing floor levels should be retained.*

*Insert new policy: Elements that are accurate reconstructions of early or significant fabric are considered to be of moderate significance and these features should be retained because of their contribution to the understanding of the values and appearance of the place.*

### **6.4.2. Neutral Elements**

Neutral features comprise building elements such as non-original floors and floor coverings, kitchen and bathroom fitouts, and new partitions which are necessary features but do not necessarily contribute to the significance of the place.

*Policy 23. Neutral elements are generally modern works which may be removed or modified to suit new development proposals as long as it does not adversely affect the places overall heritage significance.*

### **6.4.3. Intrusive Elements**

Intrusive elements in the building comprise bulkheads, suspended ceilings and services which detract from the architectural and aesthetic attributes of the building.

*Policy 24. Intrusive elements may be removed in order to restore the external and internal building fabric to their known earlier states, or modified to suit new development proposals as long as it does not adversely affect the place's overall heritage significance.*

*Policy 25. The current air-conditioning plant on the attic floor should be removed, or at least rationalised. The provision and location of replacement air-conditioning needs to be carefully considered in terms of impacts on heritage fabric.*

*Policy 26. The existing toilet and kitchen fitouts are not significant and may be altered or removed.*

## **6.5. MAINTENANCE AND MONITORING**

Maintenance is all the processes by which a place is kept viable for the benefit of its users, visitors and future generations. The desirable standard of maintenance depends on the intensity of use and climatic conditions and should follow the Burra Charters policy of 'do as much as is necessary, as little as possible'.

As the building is likely to be vacant for an extended amount of time during the redevelopment, it is also essential that the building be secured to minimise the risk of vandalism, and that inspections and maintenance of the place continues to be undertaken

### **6.5.1. Maintenance Schedule**

A regular program of inspections and maintenance is required. Use of specialist advice is appropriate where more technical maintenance may be involved.

A recommended maintenance inspection cycle is provided at **Section 7.2**.

*Policy 27. A regular maintenance program, such as that at Section 7.2 of this CMP, should be implemented to ensure Harris Terrace is retained and conserved for the future.*

*Policy 28. If the building is vacant for an extended period, it should be secured to prevent unauthorised access. Additional monthly inspections should be undertaken to identify any additional maintenance and/or repair requirements.*

## **6.6. REPAIRS**

Maintenance and repairs conducted on historic buildings should be sympathetic to the existing architectural and aesthetic heritage values of the place.

### **6.6.1. Repair Approach**

Repairs should be undertaken in accordance with Burra Charter principles including:

- Doing as much as necessary and as little as possible;
- Replacing like with like; and
- Keeping records of changes.

Where original and significant elements need repair, materials chosen and the detailing proposed should be the same or similar to those used in the construction of the building.

All repairs to historic buildings should be detailed to minimise the impact on the significance of the original structure, and records of all alterations should be made and retained for future reference.

*Policy 29. All repairs to Harris Terrace should be detailed to minimise the impact on the significance of the original structure. Records of the repairs should be retained by the owner or manager of the building for future reference.*

The building has cracking throughout due to movement of the structure, and damage from rising damp and water penetration. Before repairs are made it is important to repair the source of the problem. A prioritised list of conservation works is provided at **Table 7** detailing the order in which works should be undertaken.

*Policy 30. Repairs to the building should be undertaken in order of priority, ensuring that the source of the problem is fixed before making repairs. The conservation works schedule at Section 7.1 of this CMP should be used as a guide.*

### **6.6.2. Repairing Significant Elements**

The building is in fair condition and a number of elements are in need of repair. In future, there are significant elements which may require repair.

Original elements such as fireplaces are missing throughout the building.

*Policy 31. Opportunities for the reinstatement of fireplaces should be investigated.*

*Policy 32. Where original and significant elements need repair and the profiles and materials are known, the materials chosen and the detailing proposed should match those used in the construction of the building.*

## **6.7. FUTURE USE**

Future use of heritage registered places is often a vexed issue, and always a critical aspect of conservation. Nearly all uses of a building will cause some changes to the building fabric over time – it is highly likely that if the original use of a Heritage Place continues this will require changes to building fabric.

In some instances a new use is critical for the future conservation of a heritage building when the original use is no longer viable, or the original use requires great changes to existing building fabric.

The building is currently used as a 'soft' commercial space. ~~It is likely that this use will not continue with the development of the QWBIRD and new uses will be found for the building as part of this process.~~

Harris Terrace has not been used for its original residential purpose since the mid-twentieth century. A residential (hotel or serviced apartments) use for parts of the building would reinstate this historical use, may

encourage the partial reconstruction of some of the party walls internally, and assist in the interpretation of the building.

However, the reinstatement of the original residential use of the building is not a mandatory requirement for its heritage conservation.

Harris Terrace is not so unusual in its built form, floor plan or remaining significant fabric that adaptive reuse for a variety of purposes is not possible, or overly difficult. Reuse as office space, retail space, residential use or similar is more than possible within the overall retention of the cultural heritage significance of the place.

The critical aspect for consideration for the reuse of the building is whether the proposed use can be considered a compatible use consistent with Burra Charter terminology. This may include residential or commercial uses.

*Policy 33. The future use of Harris Terrace should be compatible, respect the significance of the place and involve only minimal impacts on its cultural significance.*

### **6.7.1. Adaptive Reuse**

Adaptation of the building fabric may be required to facilitate proposed new uses, or at least to bring the building up to modern day standards and expectations.

*Policy 34. Adaptive reuse of Harris Terrace is encouraged to facilitate the ongoing maintenance and utilisation of the building.*

*Policy 35. Adaptive reuse of the building should not obscure or compromise the historical evidence of Harris Terrace as a six-unit terrace house oriented to George Street. New tenancies and uses should retain a George Street address and the orientation of tenancies to George Street.*

*Policy 36. The original floor substructure should be retained and should be strengthened as necessary. Timber boards and plywood can be replaced where necessary.*

*Policy 37. Existing floor finishes are not significant and may be replaced.*

*Policy 38. The timber picket front fence to the building which is visible in some early photographs does not need to be reconstructed.*

### **6.7.2. Construction Management**

The building is in fair condition. Cracking to the masonry walls is evident in many places and there is also evidence of rising damp and rainwater entry.

The timber floors are sagging into the middle of the building with an overall fall across the building from George to William Street. There is also cracking of the internal partition walls and the separation of these internal walls from the external walls.

Further engineering investigation should be carried out to the foundations to determine the appropriate remedial strategies for the building. Some form of stabilisation is likely to be required. A more detailed investigation of the sub-floor foundations will be required to develop an appropriate scheme.

Any adjacent development that requires excavation has the potential to impact on the structural integrity of Harris Terrace and the archaeological potential of the area.

*Policy 39. Before any excavation works or earthworks are undertaken in close proximity to Harris Terrace, the condition of the building is to be assessed by a registered structural engineer with experience working with heritage buildings in conjunction with a suitably qualified heritage professional and a detailed dilapidation report prepared.*

*Policy 40. A Construction Management Plan must be prepared to ensure any excavation works and earthworks do not cause any damage to the building or have a detrimental impact on the cultural significance of the place. The Construction Management Plan should include: a demonstrated understanding of the heritage issues, including archaeological potential and the need for vibration monitoring to minimise the risk of damage to the building; a dilapidation report; defined limits for vibration and movement to avoid damage; details of monitoring; and details of protective measures required including bracing.*

*Policy 41. All excavation works must be undertaken in accordance with an approved Construction Management Plan.*

## **6.8. ALTERATIONS AND NEW WORKS**

New building work may be required to adapt Harris Terrace for new uses.

In accordance with Burra Charter Article 22 and the associated practice note, new work is acceptable if it is easily identifiable, but must respect and have minimal impact on the cultural heritage significance of the place. New work should also comply with the Burra Charter as a whole including the following:

- Not adversely affect the setting of the place (Article 8);
- Have minimal impact on the cultural heritage significance (Article 21.1);
- Not distort or obscure the cultural significance of the place, or detract from its appreciation or interpretation (Article 22.1); and
- Respect and have minimal impact on the cultural significance of the place (Article 22.1).

New work should be distinguishable from the significant building fabric and not detract from this fabric. New work should not replicate or mimic original details, or the architectural language of the original building. Any new work proposed should not dominate the existing significant fabric but complement it.

A consistent architectural 'language' should be developed and adopted for new work throughout.

The interior of the building has already undergone a high degree of alteration. Further alterations are considered acceptable provided that these alterations do not require further compromise the cultural significance of the interior and are consistent with other conservation policies in this chapter.

*Policy 42. New work to Harris Terrace should be sympathetic to the fabric of the place, but readily identifiable as new.*

*Policy 43. Reconstructed plaster ceilings may be replaced if required to adapt the building for new uses. Cornices need not be reproduced.*

*Policy 44. Recent timber skirtings and architraves may be removed if required to adapt the building for new uses.*

*Policy 45. New staircases may be constructed internally if required to adapt the building for new uses. Locations of these new stairs should be carefully chosen to minimise impacts on significant building fabric and should be located in areas that have been already altered.*

*Policy 46. New toilets and kitchens (etc.) may be constructed if required to adapt the building for new uses. Locations of these new services should be carefully chosen to minimise impacts on significant building fabric and should be located in areas that have been already altered.*

These policies apply to any proposed new construction work, proposed new internal fitouts, glazing, awnings, or where any intervention is proposed into the historic fabric.

*Policy 47. Where historical details are unknown, reproduction or period detailing should be avoided. New work to the building should be conceived and designed in a modern language and expression that is complementary to the cultural significance of the place but does not mimic historical details.*

~~*Policy 48. New verandah balustrading to the front elevation may be possible. Given there is no evidence for historic balustrading at this location, a new modern yet sympathetic design should be adopted rather than conjectural historical detailing.*~~

*Policy 49. Previously altered openings to the rear elevation of Harris Terrace may be reopened to provide equitable access*

*Policy 50. New walls should not be fixed to existing exterior walls.*

*Policy 51. Projection of images onto exterior walls can be undertaken as desired.*

*Policy 48. It is understood the balustrading is based on historical evidence and should therefore be retained. If further information becomes available indicating it is not based on historical evidence sympathetic replacement options may be appropriate.*

*Policy 52. Vegetation in close proximity to, or on, exterior surfaces is a conservation issue and should be avoided.*

*Policy 53. New awnings and decks may be acceptable at the rear elevation of Harris Terrace (ground and first floors). These structures should be lightweight, of modern materials and be largely reversible.*

### **6.8.1. Internal Layout**

The building has been highly modified internally, however its original layout as a terrace house is discernible largely through the presence of the inter-terrace walls.

*Policy 54. Original or early internal walls may be reconstructed to adapt the building for new uses. Minor alterations to existing walls for new doorways between rooms may be acceptable. Such changes must retain sufficient evidence of fabric, on either side of new doorways and above, to clearly indicate the former presence of walls in these locations. Previously infilled historic doorways may be reopened.*

### **6.8.2. Colour Schemes**

Harris Terrace was constructed of masonry which was rendered and painted. The external finish is a major component of the current visual appearance of the building and the external elevations.

Internal colour schemes are largely conjectural and do not distinguish between rooms or reflect room hierarchies, or original versus introduced walls. New colour schemes may be chosen or determined for these areas.

*Policy 55. New internal colour schemes may be considered. These should be based on investigations of the building's early paint layers and historical colour schemes. Preparation for new colour schemes should, where possible, retain evidence of early colour schemes.*

### **6.8.3. New Services**

Building services are normally required to be upgraded to support the continued use of heritage places. Existing services may need to be replaced or new services installed.

The installation of services can impact on heritage buildings and care must be taken to ensure minimal impact on historic fabric when upgrading or installing new services such as the reticulation of power, water and communications cabling. The least damaging routes should be selected and should be discreetly located to avoid impairing the appearance, character and integrity of Harris Terrace.

While evidence of original services can contribute to the significance of a place, a number of modern redundant services were evident in and around the building which impact on the aesthetic and physical attributes of the place.

Replacement and new services required in heritage buildings such as ducting, cabling, plumbing, wiring and fire services should be installed using existing voids and cavities where possible.

New services including air-conditioning, lighting and plumbing services for bathrooms and kitchens may be introduced with new uses. This work should be carried out in such manner as to minimise impact on the significant fabric and qualities of the building.

*Policy 56. The installation of new services (including lifts, bathrooms, kitchens, fire services, stairs, air-conditioning etc.) should be carefully planned on a whole-of-place basis to rationalise and minimise the number and extent of intrusions into heritage fabric.*

*Policy 57. New air-conditioning plant and ducting and other building services (if required) should be located and constructed in areas of the building and site that minimise impacts on the building fabric and the spatial volumes of the building. Services should be largely concealed.*

*Policy 58. If new light fittings are required a coordinated approach should be developed and adopted throughout the building. Fittings should be contemporary rather than replicate earlier styles. Modern light fittings on the ground and first floors are considered to be intrusive and should be replaced with a modern, sympathetic alternative.*

*Policy 59. Fire protection services and security systems can make an important contribution to the conservation of the place and should be maintained.*

A lift may be required in any adaptation of the building. While the installation of a lift is acceptable the precise location of this element will need to be determined based on the integrity of the building fabric in any one location.

*Policy 60. Where installation of a lift is proposed, the work should minimise impacts on significant building fabric and should be located in an area that has been already altered.*

#### **6.8.4. Roof and Rainwater Goods**

The original roof to the building was slate tiles. Over time this roof was replaced with corrugated iron sheeting, but in the 1980s refurbishment new slate tiles were installed. These roof tiles have a moderate level of significance. There is evidence internally of rainwater entry in places.

*Policy 61. The existing roof form and ridgeline should be retained.*

*Policy 62. The existing slate roof must be maintained. In the event that the roof requires repair or replacement, the new roof must be slate tiles to match the original detail.*

*Policy 63. The roof and rainwater goods should be inspected to identify any potential issues, and this is to form part of the Maintenance Schedule outlined at Section 7.2 of this CMP.*

*Policy 64. Repairs to or replacement of gutters, downpipes and rainwater heads should match existing profile and materials.*

#### **6.8.5. Signage**

*Policy 65. If signage is required, a consistent strategy is to be developed for the whole of the place and must address the size, number, colour, materials and locations of signs. Any signage should be small-scale and be sensitive to the heritage place in terms of materials and colours.*

*Policy 66. Installation of signage should not damage heritage fabric of high significance and must be readily reversible.*

### **6.9. STATUTORY REQUIREMENTS**

It is necessary to comply with relevant legislation and obtain relevant permits when undertaking any sort of work on the site including excavation, alterations to the landscape setting and structural repairs or removal of vegetation. It is also essential to keep a record of changes to a place.

*Policy 67. All proposed development will require application to EDQ.*

Minor Building Work and Operational Work in accordance with an Exemption Certificate are exempt development and do not require an application to or the approval of EDQ.

#### **6.9.1. Non-Discriminatory Access**

The Australian Council of National Trusts in association with the Australian Heritage Commission commissioned a guideline for improving access to heritage places (Martin 1999) which outlines requirements and best practice for achieving equitable access in heritage buildings.

*Policy 68. Where heritage buildings are upgraded to comply with DDA requirements, the best practice guidelines outlined in Martin (1999) should be used as a guide.*

#### **6.9.2. Building Code of Australia**

There is no requirement for heritage structures to retrospectively meet BCA requirements. The Heritage Branch (n.d. p. 1) describes the requirements of the BCA in relation to heritage buildings:

For an existing building where no work is proposed, that the building is not subject to the BCA and therefore, is not required by legislation to be upgraded whenever the BCA is amended;

For an existing building undergoing alterations and/or additions, that the new work must comply with the BCA and the existing part of the building is subject to a discretion under which local council may require upgrading only on the basis of a fire safety matter or development involving more than 50% of the building.

*Policy 69. There is no requirement for the place to retrospectively meet BCA requirements; however any new structures within a heritage place or new work to a heritage place should be BCA compliant.*

## 6.10. HISTORICAL ARCHAEOLOGY

The archaeological assessment of Harris Terrace has found that there is high potential for sub-surface remains within the heritage curtilage. Therefore it is importance to ensure any earthworks being undertaken within the curtilage consider the archaeological potential and obtain the appropriate approvals. This includes work in the sub-floor areas.

To appropriately manage archaeological potential, the Archaeological Management Plan (**Volume 3, Attachment E: Archaeological Management Plan**) should be used as a guide

*Policy 70. Where works are proposed that have potential to impact on the archaeological resource, the works must be preceded by appropriate archaeological assessment and the necessary approvals obtained. Work must be undertaken in accordance with the Archaeological Management Plan provided at PoD Volume 3, Attachment E.*

## 6.11. INTERPRETATION

Article 25 of the *Burra Charter* concerns interpretation and states as follows:

*The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.*

The purpose of interpretation of Heritage Places is to reveal and explain their significance and to enable the significance to be understood by the people that manage the place and the public that access it. A heritage interpretation strategy can be developed where there is a public access and/or interest in the place. There are opportunities to promote the history and significance of the group within the audience through interpretive signage, public open days (e.g. Brisbane Open House), preparation of brochures or public exhibitions.

*Policy 71. Interpretation of Harris Terrace is to be linked to the Heritage Interpretation Strategy at PoD Volume 3, Attachment W and aim to promote the historical importance of the site, including the former history of the site as a terrace house.*

## 6.12. ARCHIVAL RECORDING

Articles 31 and 32 of the *Burra Charter* recommend documenting changes and keeping records of a Heritage Place.

Prior to any substantial alterations to the building and site features, the area of the proposed work should be recorded by a combination of measured drawings, colour digital photographs and black and white film photographs. Black and white film photographs are used in archival recordings as they have provided a stable historic record medium since the mid nineteenth century, whereas other forms of photographic production (colour film and colour slides) have become redundant.

The *Guideline: Archival recording of heritage places* (DEHP 2010) should be used as a guide. The document can be found at: <http://www.ehp.qld.gov.au/heritage/documents/archivalrecording-heritage-places.pdf>

In accordance with DEHP guidelines, measured drawings of the site should include:

- A location plan;
- A site plan (1:500 or 1:200);
- A floor plan/s (1:100 or 1:50); and
- Any other significant details (1:20 or 1:10).

Photographic recording should also be undertaken prior to any alterations on site. Photographic recording is to include negatives and proof sheets of black and white photographs in 35mm in addition to colour digital. In accordance with DEHP guidelines, specific photographs should include:

- General views to and from the site;
- Relationship of the place to its surroundings;
- Record of individual features including close ups and contextual photographs of the item; and
- Any significant details.

*Policy 72. Prior to substantial alterations to the building, archival recording must be carried out in accordance with DEHP guidelines.*

## **6.13. ENDORSEMENT AND REVIEW**

This CMP should be adopted by the Queensland Government and Destination Brisbane Consortium as the owner and custodians of the site and the building; all relevant consent authorities; and those preparing work or investigating the site as one of the bases for future planning and use.

*Policy 73. The conservation policies and supporting arguments in this document should be endorsed as an appropriate guide to future development by all bodies involved in planning and approval processes for the site.*

*Policy 74. The history of the place, the statement of significance and conservation policies in this document should be used as a basis in the preparation of future studies or reports into Harris Terrace that may be prepared.*

This CMP should be reviewed at a future date to reflect changes to the buildings or the wider site where and when they occur, or when actual work is proposed to the buildings on the site that have been identified to be of cultural significance.

*Policy 75. This CMP and the policies within it must be reviewed every five years, following any significant redevelopment, or after any event that affects significant building fabric.*

## 7. IMPLEMENTATION

This section provides guidance on heritage actions and maintenance policies for Harris Terrace. It presents a prioritised plan for implementing strategies outlined in the conservation policy, prioritised repairs outlined in the conservation works schedule, and a cyclical maintenance plan based on observations on site.

### 7.1. CONSERVATION WORKS SCHEDULE

The following conservation works schedule (**Table 7**) outlines a list of recommended repairs to be undertaken. This schedule has been based on observations while on site on 4 May 2016 and best practice guidelines.

Justification for prioritisation of works is as follows:

- High priority works should be undertaken within the next 12 months;
- Medium priority works should be undertaken within the next two years; and
- Low priority works should be undertaken within the next five years.

Table 7 – Schedule of Conservation Works

Heritage element or conservation issue	Conservation	Timing
Vegetation growing in cracks	Removal of vegetation growing in cracks of building (in particular Margaret Street elevation) and removal of branches in close proximity	High
Building movement	Undertake structural investigation to determine appropriate works to ameliorate building movement	High
Water penetration issues	Investigate roof, gutters and downpipes and make necessary repairs	High
Cracking and water damage	Following building rectification works, damaged walls and ceilings will need to be repaired	Medium
Rising damp	Removal of hard landscaping against building	Medium
Paint	Once damp issues are rectified the building should be repainted.	Low

## 7.2. MAINTENANCE WORKS SCHEDULE

Maintenance is all the processes by which a place is kept viable for the benefit of its users, visitors and future generations. The desirable standard of maintenance depends on the intensity of use and climatic conditions and should follow the Burra Charter policy of *do as much as is necessary, as little as possible*.

**Table 8** provides a list of recommended maintenance works to be undertaken at the place to ensure its ongoing use and longevity.

Table 8 – Schedule of Ongoing Maintenance Works

Heritage Element	Inspection Frequency (Months)			Recommended Monitoring and Maintenance
	6	12	36	
General	✓			Check structure is clear of rodents and pests including termites.
Building exterior		✓		Remove build-up of dirt to external surfaces.
Building surrounds	✓			Remove any vegetation growing under, on or in close proximity to the building exterior.
Roofing		✓		Remove any debris and plant growth
Gutters		✓		Remove debris, leaves, plant growth and clear outlets.
Eaves gutters and downpipes	✓			Remove debris, leaves, plant growth and clear outlets.
Flashings		✓		Replace or repair as required.
Chimneys (viewed from ground)		✓		Check for signs of damage and cracking (use binoculars if needed).
Chimneys (close inspection)			✓	Remove plant growth, fix cracking, repoint if required. Inspect for moisture penetration and clear flues as needed.
Main masonry/brickwork including pointing		✓		Check for cracking, repoint mortar joints as needed. Clear vegetation growth.
Render			✓	Check for cracking, repaint every 5-7 years.
Painted masonry surfaces	✓			Monitor existing cracking and check for new. Repaint every 5-7 years.

Heritage Element	Inspection Frequency (Months)		Recommended Monitoring and Maintenance
Painted timber surfaces	✓		Check for signs of timber decay, repaint every 5-7 years.
Windows and doors, including frames, fixtures and fittings (internal and external)	✓		Clean glass annually. Check for signs of timber decay, repaint every 5-7 years.
Vents	✓		Check for blockages and clear as required.
Underfloor spaces and brick footings	✓		Remove vegetation growth, check for signs of destabilisation and termite activity.
Fire equipment and systems	✓		Check that equipment is up to date and in working order.
Internal paintwork	✓		Check for signs of water leaks, damage, cracking and peeling. Patch paint matching type and colour, repaint every 5-7 years.
Internal walls	✓		Check for damage annually, repaint every 5-7 years.
Ceilings and cornices	✓		Check for cracking and deteriorating plaster annually, repaint every 5-7 years.
Timber joinery	✓		Check for cracking, splitting and peeling varnish. Replace damaged timber if required.
Timber floors	✓		Check for moving/loose boards and signs of wear and termite activity. Re-fix or replace loose boards with matching timber.

### 7.3. IMPLEMENTATION STRATEGIES

Table 9 provides an action plan for implementing the conservation policies for Harris Terrace.

The strategies have been cross-referenced to conservation policies above and prioritised as follows:

- High priority works should be undertaken within the next 12 months;
- Medium priority works should be undertaken within the next two years; and
- Low priority works should be undertaken within the next five years.

Table 9 – Action Plan for Implementing Strategies

<b>Strategy</b>	<b>Conservation Policy</b> <span style="color: red;">update policy #s</span>	<b>Priority</b>
Investigate structural issues	Policy 38, 39, 40	High
Implement Conservation Works Schedule	Policy 25	High
Implement Maintenance Works Schedule	Policy 22	High
Ensure earthworks are guided by the Archaeological Management Plan	Policy 61	High
Removal of hard landscaping	Policy 13	Medium
Removal or replacement of air conditioning	Policy 21	Low
Investigate heritage interpretation	Policy 62	Low
Endorsement of CMP	Policy 64	Low
Review of CMP	Policy 66	Low

## 8. REFERENCES

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

## 9. ABBREVIATIONS AND DEFINITIONS

Common abbreviations and definitions used throughout the report are provided in **Tables 10** and **11** below.

Table 10 – Abbreviations

<b>Abbreviation</b>	<b>Definition</b>
BCA	Building Code of Australia
CMP	Conservation Management Plan
DBC	Destination Brisbane Consortium
DDA	<i>Disability Discrimination Act 1992</i>
DEHP	Department of Environment and Heritage Protection
DPI	Department of Primary Industries
ED Act	<i>Economic Development Act 2012</i>
EDQ	Economic Development Queensland
HIS	Heritage Impact Statement
ICOMOS	International Council on Monuments and Sites
IDAS	Integrated Development Assessment System
IRD	Integrated Resort Development
MEDQ	Minister for Economic Development Queensland
NTAQ	National Trust of Australia (Queensland)
PoD	Plan of Development
QHA	<i>Queensland Heritage Act 1992</i>
QHC	Queensland Heritage Council
QHR	Queensland Heritage Register
QSA	Queensland State Archives
QWB	Queens Wharf Brisbane
PDA	Priority Development Area
RNE	Register of the National Estate
SLQ	State Library of Queensland
SPA	<i>Sustainable Planning Act 2009</i>

Table 11 – Terms

<b>Term</b>	<b>Definition</b>
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions.
Archaeological potential	The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence.
Australia ICOMOS	The national committee of the International Council on Monuments and Sites.
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a guiding philosophy for heritage management across Australia.
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these.
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place.
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb.
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide.
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance.
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity).
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact.

<b>Term</b>	<b>Definition</b>
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place.
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction.
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting.

# APPENDIX A      CURRENT FLOOR PLANS

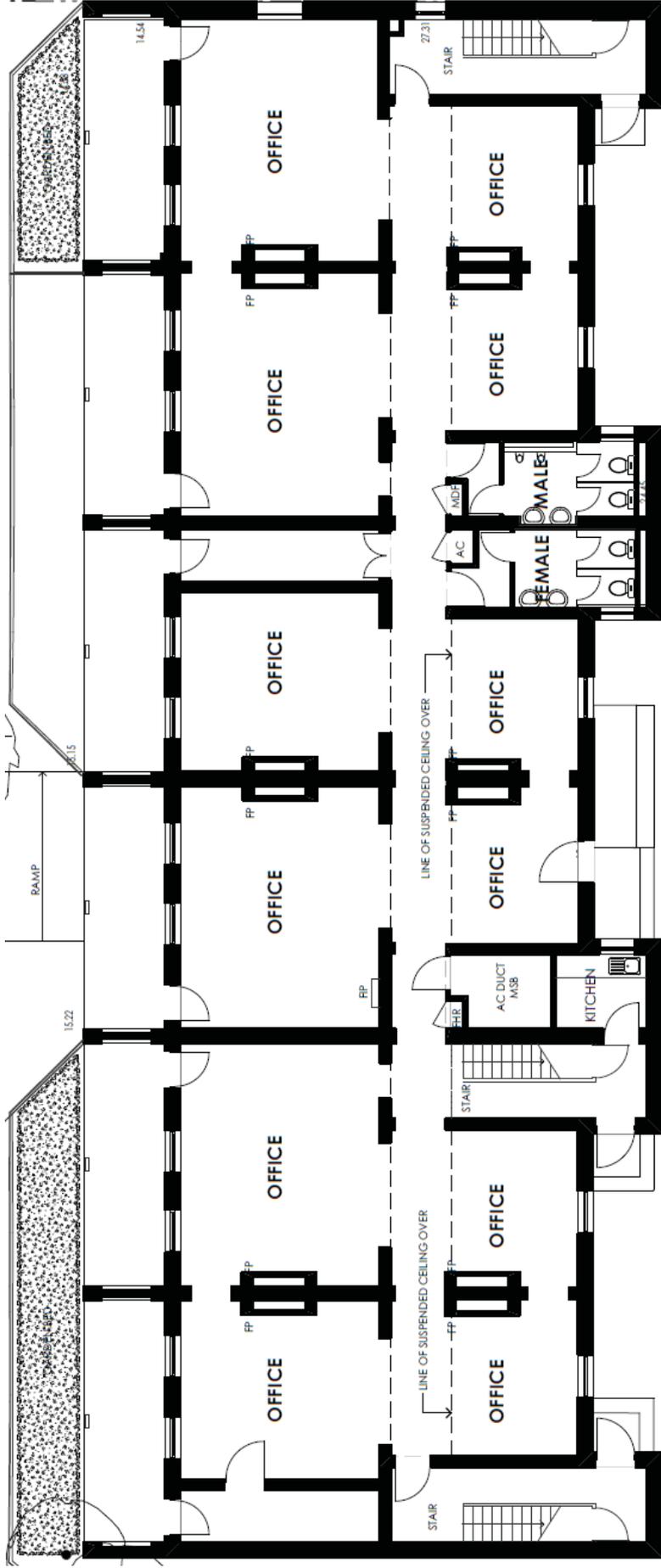


Figure 21 – Harris Terrace – Ground Floor Plan

Source: ML Design 2016

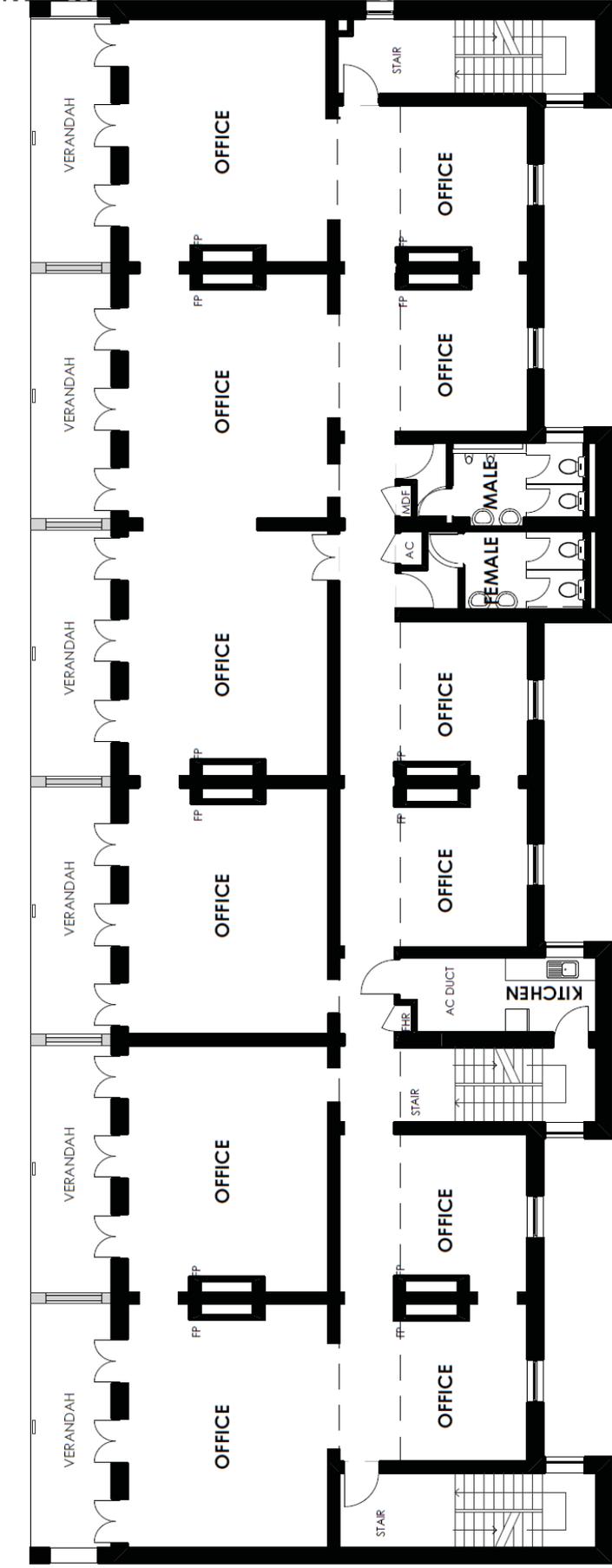


Figure 22 – Harris Terrace – First Floor Plan

Source: ML Design 2016

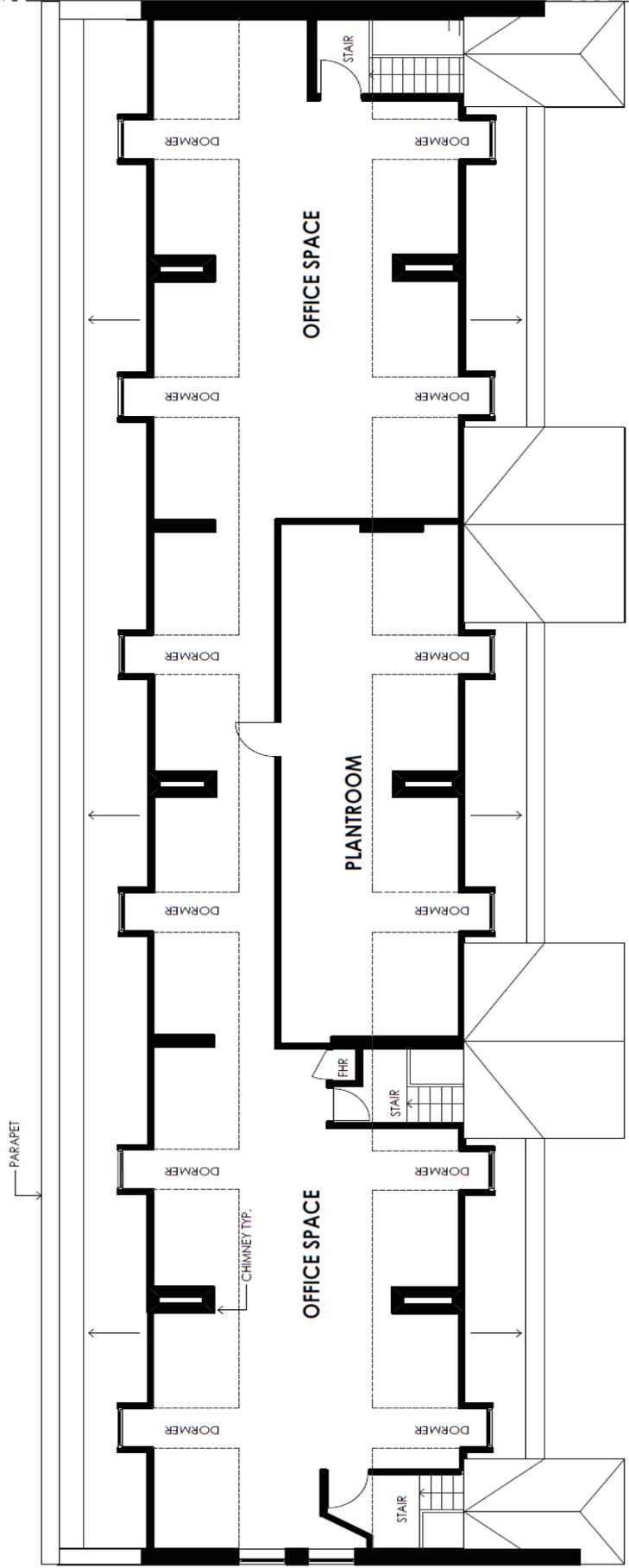


Figure 23 – Harris Terrace – Second Floor Plan

Source: *ML Design 2016*

